



## Salt Lake County Planning Commission

### Public Meeting Agenda

# Wednesday, July 15, 2020 8:30 A.M.

**\*\*AMENDED\*\***

**Location:** Due to the current COVID-19 pandemic, the Salt Lake County Planning Commission Meeting on July 15, 2020 will occur electronically with no physical location, as authorized by the [Governor's Executive Order](#) on March 18, 2020. The public can join the meeting via live broadcast using the information below.

**Join meeting in WebEx**

Meeting number (access code): 961 841 420

**Join by phone**

Tap to call in from a mobile device (attendees only)

[+1-213-306-3065](tel:+12133063065) United States Toll (Los Angeles)

[+1-602-666-0783](tel:+16026660783) United States Toll (Phoenix)

Access code: 961 841 420

[Global call-in numbers](#)

**Join from a video conferencing system or application**

Dial [wgurr@slco.webex.com](mailto:wgurr@slco.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

If you are the host, you can also enter your host PIN in your video conferencing system or application to start the meeting. Need help? Go to <http://help.webex.com>

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.*

*TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

### **BUSINESS MEETING**

- 1) Approval of Minutes from the June 10, 2020 meeting. (Motion/Voting)
- 2) West Bench Vision Survey Discussion
- 3) Other Business Items (as needed)

### **ADJOURN**

## Rules of Conduct for the Planning Commission Meeting

1. Applications will be introduced by a Staff Member.
2. The applicant will be allowed up to 15 minutes to make their presentation.
3. The Community Council representative can present their comments.
4. Persons in favor of, or not opposed to, the application will be invited to speak.
  - a. Speakers will be called to the podium by the Chairman.
  - b. Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
  - c. All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
  - d. For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
5. Persons opposed to the application will be invited to speak.
6. The applicant will be allowed 5 minutes to provide concluding statements.
  - a. After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.



**Planning and Development Services**

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050  
 Phone: (385) 468-6700 • Fax: (385) 468-6674

**\*\*Notice of this meeting posted May 28, 2020 to <https://www.utah.gov/pmn/sitemap/notice/607873.html> and proposal to amend County Ordinance 19.05.010 notices mailed and published May 29, 2020\*\***

**MEETING MINUTE SUMMARY**

**SALT LAKE COUNTY PLANNING COMMISSION MEETING**

**Wednesday, June 10, 2020 8:30 a.m.**

**Approximate meeting length:** 1 hour 12 minutes

**Number of public in attendance:** 0

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Collard

**\*NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Planning & Development Services.

**ATTENDANCE**

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Mark Elieson	x	x	
Bryan O’Meara			x
Kim Barbushev (Vice Chair)	x	x	
Christopher Collard (Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jake Young	x	x
Brian Hartsell	x	x
Jim McNulty	x	
Zach Shaw (DA)	x	x

**BUSINESS MEETING**

**Meeting began at – 8:32 a.m.**

- 1) Approval of Minutes from the May 13, 2020 meeting.

**Motion:** To approve minutes from the May 13, 2020 meeting as presented.

**Motion by:** Commissioner Elieson

**2<sup>nd</sup> by:** Commissioner Vance

**Vote:** Commissioners voted unanimous in favor (of Commissioners present)

Approval of Minutes from the May 27, 2020 meeting.

**Motion:** To approve minutes from the May 27, 2020 meeting as presented.

**Motion by:** Commissioner Elieson

**2<sup>nd</sup> by:** Commissioner Vance

**Vote:** Commissioners voted unanimous in favor (of Commissioners present)

- 2) Other Business Items (as needed)

*No other business items to discuss.*

## PUBLIC HEARINGS

Hearings began at – 8:36 a.m.

The Salt Lake County Planning Commission will hold a public hearing to consider recommending a proposal to amend County Ordinance 19.05.010 which affects the Unincorporated Salt Lake County Planning Commission. The proposed change increases the number of Planning Commission Members from five to seven. The provision of two alternates remains the same. However, the required number of Unincorporated Members increases from three to four members. **Planner:** Jake Young

*Salt Lake County District Attorney's Office, Counsel Zach Shaw introduced the change. Regional Development Planner Jake Young provided an analysis of the proposed ordinance amendment and additional training. County Council has given the approval to start this process. Mr. Shaw said reason for changes since the ordinance was modified is the Olympia Hills project and the West Bench general plan.*

*Commissioner Cohen asked who from unincorporated county is currently on the commission; three people must be from the unincorporated area. Mr. Shaw said Commissioner Cohen, Commissioner Vance, and Commissioner O'Meara. Commissioner Cohen asked if Commissioner O'Meara is in the Town of Brighton. Mr. Shaw confirmed he is, and County attempting to replace Commissioner Cohen and Commissioner Vance. Commissioner Cohen said always had a problem filling positions. Mr. Young said he has received some referrals, but no applicants, but has heard from city planners in the valley that people are interested. Mr. Shaw said staff recognized that the Olympia Hills project and West Bench general plan will spur interest to participate. Mr. Young said he has been speaking with cities with representation from the southwest. Commissioner Vance said they will not be members of unincorporated. Mr. Shaw said there can be three members from incorporated and two alternates from incorporated. Commissioner Barbushev asked about unincorporated areas bordering Herriman. Mr. Shaw said parts of Hi-Country are unincorporated. Mr. Young said additional unincorporated areas are in between West Jordan and west valley Oquirrh highlands, but some of that area could potentially be annexed. Commissioner Barbushev asked if either have a community council. Mr. Young said he is not sure but Hi-County HOA is highly involved. Mr. Hartsell named the unincorporated community councils. Commissioner Cohen said this is the planning commission for unincorporated, it's always been difficult to find people to serve especially for unincorporated and as it stands not in compliance with the current ordinance and would still have the same challenges in filling. Granite wanted everyone to be from unincorporated. Commissioner Barbushev asked what the quorum will change to. Mr. Shaw said from three to four and anticipates will not be difficult with big projects coming. Need four unincorporated, the two we have are on expired terms. Commissioner Cohen said if the proposed ordinance is enacted, when will it be effective. Mr. Shaw said 15 days after adoption, thereafter Commissioner Cohen and Commissioner Vance could continue to serve until replaced. Commissioner Collard asked any requirements for quorum, regardless of unincorporated or incorporated. Mr. Shaw said just total number of people, no requirements for unincorporated quorum. Commissioner Barbushev said technically out of compliance, how does that affect business conducted. Mr. Shaw said with the ordinance allowing Commissioner Vance and Commissioner Cohen to serve until replaced and allowance of incorporated members, fine to continue to do business and make decisions and will not impact decisions. Mr. Young will get Commissioner Barbushev an application since she has someone interested. Mr. Young said after today will get the word out and advertise. Mark mentioned he is an alternate. Mr. Young said that happened when Commissioner Collard became chair, county council made that effective just before that planning commission meeting. Mark said he will participate in every meeting regardless if he is an alternate or not. Commissioner Collard asked with the requirement of 4 unincorporated, would open seats be filled before Commissioner Cohen and Vance's replacements. Mr. Shaw said correct unless*

Commissioner Cohen and Commissioner Vance are willing to resign sooner than later. Commissioner Vance said if we want to continue to serve, we couldn't. Mr. Shaw said that county ordinance allows him to serve until replaced. In response to Commissioner Collard's question about a shortage of commissioners caused by staggered terms, Mr. Shaw said that staggering terms should take care of the issue, and Jake Young said that life events usually address. Mr. Shaw said ordinance does not specify number of terms, only years in each term. Commissioner Barbushev said she believes the bylaws state that. Commissioner Cohen asked if that needs to be prescribed. Commissioner Barbushev asked if the bylaws specifies full term. Mr. Shaw said if it is not a full term could still serve two full terms. Commissioner Collard asked about recommendation from granite community council that applicants from unincorporated county would be given priority. Mr. Shaw said that would be typically covered by the bylaws, not ordinance (which is usually more general than bylaws). Commissioner Collard asked about priority status for unincorporated members. Mr. Young said he likes the intent of encouraging unincorporated membership. He explained that the process works with applications coming in and the mayor referring appointments to the county council. Mr. McNulty said the planning commission could make a recommendation to the council regarding the issue they are discussing. Commissioner Cohen said he supported favoring as many people as possible to serve that are residents of unincorporated areas. Commissioner Cohen said would put in a better position to comply. Mr. Shaw confirmed that the length of terms is not specified in the ordinance but is specified in the bylaws. Mr. Young said that bylaws could add some intent to have the highest number of unincorporated qualified candidates as possible. Mr. McNulty said Commission could consider a change of bylaws eliminating term limits. Mr. Shaw said Commission could provide a recommendation and address the issue today, recommend to County Council that the Council provide legislative intent and direction that is part of the adoption of this ordinance that the planning commission recommend revision to the bylaws addressing this issue. At that point Commission could put on agenda revision of bylaws, and Council would need to approve such revision to the bylaws. Commissioner Barbushev asked if bylaw revision direction must come from Council, or if Commission can just request on the agenda. Mr. Shaw said Commission could recommend revisions unilaterally and could certainly recommend revising the bylaws without direction from Council. Mr. McNulty said Commission could look at removing term limits in the ordinance and bylaws and likes the idea of flexibility and planning commission members that have knowledge. Mr. Young said maybe the language in bylaws could, instead of giving preference to candidates, have an intent to have as many qualified members in the unincorporated area as possible. Commissioner Barbushev said maybe say it is recommended a member serve two full terms. Commissioner Cohen said in effect you take out the term limit, unless they resign, serves until replaced by the mayor. Commissioner Cohen said likes the way the ordinance is written now. Commissioner Collard said agrees with Commissioner Cohen, can stay on until replaced and allows an exit plan.

Commissioner Cohen motioned to open the public hearing, Commissioner Barbushev seconded that motion.

### **PUBLIC PORTION OF HEARING OPENED**

No one from the public was present to speak.

Commissioner Elieson motioned to close the public hearing, Commissioner Vance seconded that motion.

### **PUBLIC PORTION OF HEARING CLOSED**

Commissioners, staff and counsel had a brief discussion regarding number of terms expired and staggering, language consistent with other seven member boards, flexibility for terms and commissioners serving longer, eliminating term limits in the bylaws, and incorporate in the motion of amending the bylaws. Mr. Shaw will send bylaws and terms.

**Motion:** To recommend a proposal to amend County Ordinance 19.05.010 to the County Council for approval, and the planning commission's intent to look into revising the ByLaws to encourage appointment of as many qualified planning commissioners from the unincorporated Salt Lake County area as possible.

**Motion by:** Commissioner Barbushev

**2<sup>nd</sup> by:** Commissioner Elieson

**Vote:** Commissioners voted unanimous in favor (of Commissioners present)

**MEETING ADJOURNED**

**Time Adjourned – 9:44 a.m.**

DRAFT

**From:** [support@utah.gov](mailto:support@utah.gov)  
**To:** [Wendy Gurr](#)  
**Subject:** Public Notice for Planning Commission  
**Date:** Thursday, May 28, 2020 6:02:00 PM

---

# Utah Public Notice

## [Planning Commission](#)

### [Salt Lake County Planning Commission](#)

**Notice Date & Time:** 6/10/20 8:30 AM

#### **Description/Agenda:**

##### BUSINESS MEETING

- 1) Approval of Minutes from the May 13, and May 27, 2020 meetings.
- 2) Other Business Items (as needed)

##### PUBLIC HEARING

The Salt Lake County Planning Commission will hold a public hearing to consider recommending a proposal to amend County Ordinance 19.05.010 which affects the Unincorporated Salt Lake County Planning Commission. The proposed change increases the number of Planning Commission Members from five to seven. The provision of two alternates remains the same. However, the required number of Unincorporated Members increases from three to four members. Planner: Jake Young

#### **Notice of Special Accommodations:**

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

#### **Notice of Electronic or telephone participation:**

Electronic and telephonic participation is available. Location: Due to the current COVID-19 pandemic, the Salt Lake County Planning Commission Meeting on June 10, 2020 will occur electronically with no physical location, as authorized by the Governor's Executive Order on March 18, 2020. The public can join the meeting via live broadcast using the information below. Join meeting in WebEx Meeting number (access code): 961 841 420 Join by phone Tap to call in from a mobile device (attendees only) +1-213-306-3065 United States Toll (Los Angeles) +1-602-666-0783 United States Toll (Phoenix) Access code: 961 841 420 Global call-in numbers Join from a video conferencing system or application Dial [wgurr@slco.webex.com](mailto:wgurr@slco.webex.com) You can also dial 173.243.2.68 and enter your meeting number. If

you are the host, you can also enter your host PIN in your video conferencing system or application to start the meeting. Need help? Go to <http://help.webex.com>

**Other information:**

**Location:**

WebEx Virtual Meeting Room, Salt Lake City, 84190

**Contact information:**

Wendy Gurr , [wgurr@msd.utah.gov](mailto:wgurr@msd.utah.gov), (385)468-6707

**Order Confirmation for 0001290929**

Client	GMSD PLANNING & DEVELOPMENT SRVCS		
Client Phone	8014682338	Account #	9001341511
Address	2001 S STATE ST STE N3600	Ordered By	Wendy
	SALT LAKE CITY UT 841900001	Account Exec	ltapuso2
Email	wgurr@msd.utah.gov	PO Number	SLCoPC Public Meeting

**Total Amount \$105.80**
**Payment Amt \$0.00**
**Amount Due \$105.80**

Text: SLCoPC Public Meeting Notice Ordinance Amendment

**Ad Number** 0001290929-01      **Ad Type** Legal Liner

**Ad Size** 2 X 30 li      **Color**
**WYSIWYG Content**
**SALT LAKE COUNTY PLANNING COMMISSION  
 NOTICE OF PUBLIC HEARING ON  
 ORDINANCE AMENDMENT**

NOTICE IS HEREBY GIVEN OF a Public Hearing to be held on **June 10, 2020 at 8:30 a.m.** via electronic meeting to consider recommending a proposal to amend County Ordinance 19.05.010, which affects the Unincorporated Salt Lake County Planning Commission. The proposed change increases the number of Planning Commission Members from five to seven. The provision of two alternates remains the same. In addition, the required number of Unincorporated Members increases from three to four members. **Location: Due to the current COVID-19 pandemic, the Public Hearing will occur electronically with no physical location, as authorized by the Governor's Executive Order on March 18, 2020. The public can join the Public Hearing via live broadcast using the information below.**

To listen to and/or participate in the meeting electronically, please **Join meeting in WebEx**, Meeting number (access code): 961 841 420, **Join by phone**, Tap to call in from a mobile device (attendees only) +1-213-306-3065 United States Toll (Los Angeles) +1-602-666-0783 United States Toll (Phoenix) Access code: 961 841 420, Global call-in numbers **Join from a video conferencing system or application** Dial wgurr@slco.webex.com You can also dial 173.243.2.68 and enter your meeting number.  
**1290929**

<b><u>Product</u></b>	<b><u>UPAXLP Placement</u></b>	<b><u>Position</u></b>
Salt Lake Tribune	Legal Liner Notice	Public Meeting/Hear
<b><u>Scheduled Date(s):</u></b>	05/29/2020	
utahlegals.com	utahlegals.com	utahlegals.com
<b><u>Scheduled Date(s):</u></b>	05/29/2020	
Deseret News	Legal Liner Notice	Public Meeting/Hear
<b><u>Scheduled Date(s):</u></b>	05/29/2020	

# West Bench General Plan

Draft Vision Statements & Guiding Principles – 7/09/2020

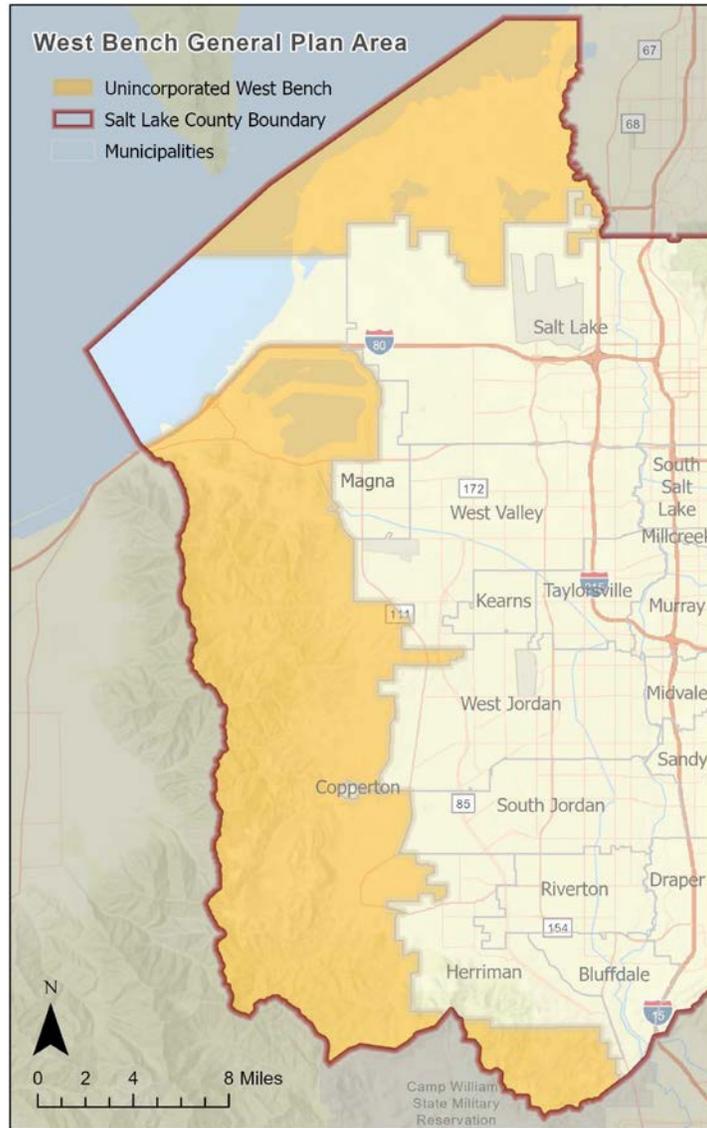
Salt Lake County is preparing a long-range plan for the unincorporated western areas of the County. The geography of the area is diverse with the Great Salt Lake, wetlands, farms, Oquirrh Mountains, foothills, mines, military, residential and more. This plan will serve an important role guiding conservation and development for decades to come.

All good plans begin with a vision. Your input is critical to this process. Please tell us what you think about the following draft vision statements.

Vision Topics include: Land Use, Housing, Transportation, Environment Conservation, Recreation, Economy, and Utilities & Public Safety

The plan will include additional background information, goals, strategies, maps, and more.

The draft vision will go out for pub input through a survey in July 2020.



## Land Use

### **Vision Statement:**

Comprehensive plans to guide land uses on the West Bench. Lead regional coordination by working with adjacent municipalities, agencies, and landowners. Facilitate cohesive community and commercial development around centers.

### **Guiding Principles:**

Lead Regional Coordination:

- Coordinate with city and regional planning efforts
- Integrate housing, job centers, and transportation
- Holistic, long term planning

Center Based Land Use:

- Co-locate complementary land uses within centers
- Link centers through transportation systems
- Vary development types into neighborhood, community, and regional planned centers
- Cluster destinations and gathering spaces within centers

Land Use Clarity:

- Consistent land use, general plan, and zoning
- Reliable and current planning documents and ordinances
- Involve private landowners in planning
- Consider public needs and private property rights

Public Benefit:

- Consider the health, safety, and welfare of residents and visitors
- Access to opportunities for all

## Housing

### **Vision Statement:**

Clustered development of housing within walkable neighborhoods and centers. Affordable housing integrated throughout communities. Design housing in harmony with the natural environment.

### **Guiding Principles:**

#### Walkable Neighborhoods and Centers:

- Cluster development to preserve open space
- Housing built in and around centers
- Housing intensity within centers

#### Affordable Housing for all Incomes:

- Implement the SL County Moderate Income Housing Plan
- Integrate affordable housing within each community
- Inclusionary housing policies
- Facilitate partnerships

#### Market Affordable Housing:

- Encourage individual home ownership
- Promote a wide variety of building types
- Forecast housing demands for land use planning

#### Design Quality:

- Built in harmony with natural topography
- Energy efficient buildings
- Aesthetically pleasing
- Lasting and durable quality

## Transportation

### **Vision Statement:**

Residents and visitors can access affordable and convenient transportation to their desired destinations within a reasonable amount of time. The system is well integrated with regional roadway, transit, and active transportation connections. The transportation system contributes to improved air quality.

### **Guiding Principles:**

#### System Integration & Coordination:

- Integration of land use and transportation planning
- Collaborative regional planning with municipalities, UTA, WFRC, and UDOT
- Transportation system enhances employment, housing, and economic development opportunities

#### Connectivity:

- Integration with the regional transportation system
- Multiple local street connections to facilitate walkability and other benefits
- Linkage of transportation systems among neighboring communities

#### Multi-Modal System:

- Prioritize mode equity and ease of travel
- Flexible transportation options (personal vehicles, transit, bicycling, and walking)
- Connect trail network to transportation system

#### Environmentally Sustainable:

- Enhance air quality
- Encourage alternative fuel infrastructure
- Design that respects natural topography

#### Design Considerations:

- Street design that focuses on livability, comfort, and safety for all
- Plan for anticipated public transit and ridesharing options
- Streets should be enjoyable public spaces

## Conservation

### **Vision Statement:**

Minimize development impacts on water quality, air quality, and natural habitats. Develop communities that respect the character and features of the natural landscape. Preserve lands in the Oquirrh Mountains and the Great Salt Lake wetlands for public and ecosystem benefit.

### **Guiding Principles:**

Water:

- Prioritize water conservation
- Water quality through watershed and ecosystem management
- Establish climate resiliency through wise water use

Air and Emissions:

- Consider air quality and climate impacts of housing, land use, and transportation
- Reduce local air pollutants and carbon emissions

Land Preservation:

- Preserve critical lands including riparian corridors, wetlands, ridgelines, steep slopes, and wildlife habitats
- Collaborate with State agencies and others to protect wildlife
- Facilitate policies and programs for preservation of natural lands

Environmental Quality:

- Coordinate with landowners, state, and federal agencies for safe reclamation of formerly mined lands for land use planning

## Recreation

### **Vision Statement:**

Recreational facilities integrate with natural lands, ecosystems, and communities. Recreational opportunities available for diverse public needs in all seasons. Regional trail and park systems connect communities with recreation facilities and the west Bonneville Shoreline Trail.

### **Guiding Principles:**

#### Design with Nature:

- Manage recreation and natural environment cohesively
- Year-round recreational opportunities
- Consider adaptations for climate change
- Encourage sustainable development through preservation of nature and open spaces

#### Access for all:

- Recreation accessible to people of all incomes, ages, and abilities
- Connect recreation facilities to transportation networks
- Recreation opportunities within walking distance of residences and jobs

#### Park and Trail Systems:

- Regional trail system
- Bonneville Shoreline Trail north to south with connections to trails network
- Adequate park systems/facilities for current and future generations

#### Coordination with partners and plans:

- Coordinate among partners for the funding and development of recreational opportunities
- Connect unincorporated trail systems to adjacent municipalities
- Dedicate long term funding for recreation resources

## Economy

### **Vision Statement:**

Develop vibrant economic centers. Locate centers at transportation nodes. Prepare for evolving workforce and technology trends. Guide development through appropriately timed infrastructure.

### **Guiding Principles:**

#### Employment and Neighborhood Centers:

- Locate major centers at transportation nodes
- Mix business types within centers
- Flexible workspaces to grow small business

#### Education and Training:

- Match educational training with job opportunities
- Prepare for shifting workforce and technology trends
- Promote public/private partnerships for educational opportunities

#### Infrastructure Resources:

- Well planned infrastructure
- Connect infrastructure to key transportation facilities (airport, inland port)
- Leverage public financing tools effectively

#### Sustainable Community:

- Create and follow an economic development plan
- Job sector diversity
- Energy and resource efficiency

## Utilities & Public Safety

### **Vision Statement:**

A safe community for people to live, work, and recreate. Well planned infrastructure systems that support sustainable development. Effective delivery of municipal services.

### **Guiding Principles:**

#### Infrastructure Planning:

- Efficient infrastructure
- Avoid leap-frog development
- Partner with utility and infrastructure agencies

#### Municipal Services:

- Viable police, fire, sanitation, and other municipal services
- Work with utility providers (water, sewer, power, internet, gas)
- Ability to maintain infrastructure for effective delivery of municipal services

#### Hazard management:

- Prepare for and mitigate impacts of natural and human-caused hazards
- Establish buffers between development and high-risk areas
- Minimize community flooding by detaining stormwater runoff