



Planning and Development Services

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

MEETING MINUTE SUMMARY
WHITE CITY METRO TOWNSHIP PLANNING COMMISSION MEETING
Tuesday, September 22, 2020 7:00 p.m.

****Meeting minutes approved on February 23, 2021****

Approximate meeting length: 59 minutes
Number of public in attendance: 5
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Millen

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

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Christy Seiger-Webster		x	
Christopher Spagnuolo		x	
Robert Frailey			x
Gene Wilson			x
Antoinette Blair			x
Weston Millen (Chair)		x	
Christopher Huntzinger		x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr		x
Mikala Jordan		x
Kate Davies		x
Jim McNulty		x

BUSINESS MEETING

Meeting began at – 7:01 p.m.

- 1) Approval of Minutes from the May 26, 2020 meeting.
Motion: To approve minutes from the May 26, 2020 meeting.
Motion by: Commissioner Spagnuolo
2nd by: Commissioner Millen
Vote: Commissioners voted unanimous in favor (of commissioners present)
- 2) Accessory Dwelling Unit (ADU), Discussion Item Only – **Planner:** Travis Hair.

Mr. Hair provided highlights of the ordinance and provided points of requirements. Commissioner Seiger-Webster asked where existing property owners who have existing units that may not comply where does that fall as a new regulation. Mr. Hair said how they could be in compliance. Currently no ordinance to have a second dwelling. If they have something, tiny homes would be different to put on permanent. The only way a second residence would have to have a building permit. No grandfathering in would assume there was an ordinance and is not the case. Commissioner Seiger-Webster said in the case of the tiny home, they looked for an ordinance and there was not one. Mr. Hair said in land use code, if there was not a code, should not have been able to put a second residence on the lot. Under this ordinance, tiny home tends to be on axles and sit on that instead of on foundation and permanent. Commissioner Spagnuolo asked the value of saying it must be on a

permanent foundation. Mr. Hair said need to be part of the property and goes with the property and makes it an accessory dwelling. Ensure a livable space and the state has not done a good job and how you hook up to utilities and has been classified as vehicles or buildings. Commissioner Seiger-Webster asked if you could buy a trailer and put on a foundation, but technically moveable. Mr. Hair said it must be a permanent foundation, the only thing we do not want is a foundation with a basement space. There will be a business license of \$50 and need to track and regulatory tool. Commissioner Spagnuolo said the main purpose would be to rent out, why would not we want to separate the utilities. Mr. Hair said all ADU's seen keeps them together, so it is one building, one home with an accessory dwelling attached to it. Commissioner Millen said mentioned the owner will have to occupy, if the owner rents out the property, would they be able to sublease. Mr. Hair said they would not be able to rent out the ADU as currently written. Mr. Hair said will talk it out with the team and believes they would not be able to rent out. Commissioner Seiger-Webster asked about trusts and what is considered owner occupied under the trust. Mr. Hair said if they bought it under a trust, someone making decisions about the property. Commissioner Spagnuolo asked about Airbnb, short and long term. Mr. Hair said short term not allowed, but long term is 30 days or more. Commissioner Millen said this is contrary and this should be more accessible. Commissioner Spagnuolo said this is an ordinance to go on the books and being presented to council. Mr. Hair confirmed the process. Commissioner Huntzinger asked if there are figures of how many residents in white city have ADU's. Mr. Hair said there was not a way to do a census of already existing units.

3) Review of the Transportation Element of the General Plan.

Ms. Jordan and Ms. Davies provided a PowerPoint presentation. Commissioner Millen said he reviewed the document, a lot of talk engaging with uta on transit options and with sandy city, has there been any communication with them. Ms. Jordan said uta is in the process of planning the process and passed on the goals of public transportation with white city and seeking their services. Commissioner Seiger-Webster asked on page 32, 130th east instead of 1300 east. Talked about interfacing with adjacent jurisdictions, is there a way to clearly demonstrate areas where or roads that may be more heavily impacted by the extra jurisdictional plans and be more explicit where someone else's plan may be driving this. Not wanting activity on a road and it has not been white city driving that change. 10600 south and sego lily, sego lily is under their control, but 10600 is not under their control all the way and be explicit where other groups plans is not just their own. Most arterial roads, receive state funding, might want to do beautification project on 10600, but someone else has a plan in the works to widen it and where their authority might be overridden. Looks good and explains their goals as a community. Commissioner Millen said tables text does not render very well, may want to be less blurry. Commissioner Huntzinger asked about classification of roads and what does that mean. Larkspur was classified as higher collector road instead of carnation.

4) Update on general planning progress and timeline.

Ms. Jordan said working on character areas and land use for another few meetings and then moving into economic opportunities.

Do not have an estimated finished month yet and making progress every meeting and permission from the council to send a mailer and gathering public outreach. Have not received any negative feedback from the community.

5) Other Business Items (as needed).

Mr. McNulty said will go to Township Council for thumbs up or down and bring back to the

commission for recommendation in October or November.

Commissioner Seiger-Webster motioned to adjourn, Commissioner Millen seconded that motion.

MEETING ADJOURNED

Time Adjourned – 8:00 p.m.

**Electronic Meeting Written Determination
For
The White City Metro Township Planning Commission**

Pursuant to House Bill 5002, "Open and Public Meetings Act Amendments," passed during the 2020 Fifth Special Session of the Utah Legislature and codified under Utah Code Ann. § 52-4-207(4), I, Weston Millen, hereby make the following written determination in my capacity as Chair of the White City Metro Township Planning Commission warranting the Planning Commission to convene and conduct an electronic meeting on September 22, 2020, without an anchor location:

Given the ongoing Coronavirus disease 2019 (COVID-19) pandemic, conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at an anchor location.

This written determination shall expire 30 days from today.

Dated this 22 day of September, 2020.



Weston Millen, Chair