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

SALT LAKE COUNTY PLANNING COMMISSION MEETING

Wednesday, January 19, 2022 8:30 a.m.

****Meeting minutes approved on April 13, 2022****

Approximate meeting length: 2 hours 4 minutes
Number of public in attendance: 28
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Collard

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

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Mark Elieson	x	x	
Christopher Collard (Chair)	x	x	
Sara Hiatt (Vice Chair)	x	x	
Jeff Watkins	x	x	
Ofa Matagi	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura		
Kayla Mauldin	x	x
Melissa Anderson	x	x
Jake Young	x	x
Helen Peters	x	x
Dina Blaes		
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:35 a.m.

Commissioner Hiatt read the Chairs Opening Statement.

Commissioner Hiatt motioned to bypass the Election until Chair Collard arrives.

1) 2022 Planning Commission Meeting Schedule for Approval. (Motion/Voting)
Motion: To approve the 2022 Planning Commission Meeting Schedule as presented.
Motion by*:* Commissioner Vance
2nd by: Commissioner Elieson
Vote*:* Commissioners voted unanimous in favor (of commissioners present)

2) Approval of the December 22, 2021 Planning Commission Meeting Minutes. (Motion/Voting)
Motion: To approve the December 22, 2021 Planning Commission Meeting Minutes.
Motion by*:* Commissioner Elieson
2nd by: Commissioner Vance
Vote*:* Commissioners voted unanimous in favor (of commissioners present)

Commissioner Collard arrived at 8:41am.

3) **Update on Sandy Hills General Plan Process.** This will be the first update provided to the Planning Commission since the Scope of Work was recommended for approval in September 2021. Since that time, staff and the steering committee have made significant progress on Plan drafting. **Planner:** Kayla Mauldin, MSD Long Range Planner

Ms. Mauldin provided a presentation of an update of the General Plan process.

Commissioners and staff had a brief discussion regarding social networking and parks.

PUBLIC HEARING(S)

Hearings began at – 9:00 a.m.

Mr. Young provided a presentation and summary prior to opening the public hearing.

Commissioners and staff had a brief discussion regarding the inland port and the prison area, overall vision in table of contents, and other contents of the plan.

Salt Lake County is considering adopting the proposed West General Plan (Plan), which plans for some of the areas within Unincorporated Salt Lake County. The Plan synthesizes data and public feedback to describe current conditions and envisions the future of the west side for Unincorporated Salt Lake County. The Plan guides the Unincorporated west side from present conditions toward that desired vision. This General Plan meets the required State laws for general planning, including elements on Land Use, Moderate-Income Housing, and Transportation. It also includes the following supplemental Chapters: Environment and Conservation, Water Conservation, Parks, Trails, and Recreation, Economy, and Utilities and Public Safety. **Planner:** Jake Young (Motion/Voting)

The Planning Commission will act on the proposed General Plan adoption after taking comments from the public during their respective public hearings. Public comments will be provided pursuant to the planning commissions' rules of conduct. Public comments will be limited to three minutes per person. The public is also invited to review and inspect the proposed ordinances at https://www.utah.gov/pmn/index.html under the respective Planning Commissions' agendas.

Commissioner Hiatt motioned to open the public hearing, Commissioner Elieson seconded that motion.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Copperton Metro Township Mayor
Name: Sean Clayton
Address: 8651 South State Highway
Comments: Mr. Clayton read a letter from the Copperton Metro Township Council and will provide a copy for the record. Copperton was promised to be involved in this. SLCO not even caring we exist, meetings were put together with Municipalities, and Copperton wasn't listed. I am a trustee for the Board; MSD and ORD did not work well. MSD has their own planners to write a general plan. Copperton has been working with Rio Tinto for future annexation plans but has been left out of general plan process. He recommends to the county council to use the current draft of the plan as a rough draft to get the real stakeholders involved.

Speaker # 2: Utah Waterfowl Association
Name: Jack Ray

Address: 3635 North 200 East, North Ogden
Comments: Mr. Ray said he expresses appreciation. Grateful that the plan recognized shoreline area and key areas of Great Salt Lake ecosystem. Plan is a foundational step and in favor of the concrete actions. If not shielded, sensitive areas will be lost. Hopes steps are taken to protect.

Speaker # 3: National Audubon Society – Gilmore Sanctuary
Name: Heidi Hoven
Address: 231 West 800 South, Suite E. Salt Lake City
Comments: Ms. Hoven said she had submitted comments and read her letter with just one change to her letter from December 2021. I very much appreciate and applaud the focus on the importance of protecting Great Salt Lake, its shores and water. I also am very pleased to see a common thread of watershed protection, water conservation, conservation of other natural resources, and guidance towards green infrastructure for storm water management/quality and environmental benefits across the various sections. I completely support the focus on protecting the night sky and guidance towards minimizing light pollution including dark sky ordinances for future developments [as it is beneficial for human health and overall awareness to the nightscape environment, and also incredibly beneficial for migrating birds that come through the valley and its mountains by the millions twice each year]. The plan is very forward-thinking and promotes sensible stewardship of our environment.

Technical edit:
Formerly page 21, now page 23 – Although GSL Audubon is a wonderful organization supporting the conservation of birds, it is a non-profit Utah chapter that is not part of National Audubon Society and does not own or manage property on the lake. Please delete 1st paragraph under "National Audubon Society's Gillmor Sanctuary" that refers to GSL Audubon, the rest follows just fine as is.

Speaker # 4: Outings Ambassador for Latino Outdoors
Name: Olivia Juarez
Address: 1464 East Brian Avenue
Comments: Ms. Juarez asked to conserve Soldier Flats in Coon Canyon. Essential wildlife habitat, not appropriate regions to develop mountain communities and build around the Oquirrh's, which taught her living in the natural world, and we owe future generations who benefit from ecosystems. Take all steps to conserve natural areas in Oquirrh's. Create barriers for future generations, make Oquirrh range an area for all to enjoy. Work with Rio Tinto and State of Utah to plan for long term conservation.

Speaker # 5: Representing the Oquirrh Foundation
Name: Joshua Landvatter
Address: 8727 South, West Jordan
Comments: Mr. Landvatter said issue is the development of Soldier Flats area in Coon Canyon. Presentation said one of the top four desires that responded to survey was attainable affordable housing, and how can a mountain community fit in that goal. Detrimental to wildlife habitat of the area, including American badgers.

Commissioner Matagi excused herself at 9:50am.

Speaker # 6: Representing the Oquirrh Foundation
Name: Bennion Gardner
Address: 4922 West Fishhook Road, South Jordan
Comments: Mr. Gardner said he appreciates goals identified, such as health and welfare, opportunities, reducing sprawl, developing in sustainable way, and preserving wildlife habitat. Land use proposed in the maps don't meet the visions and goals set forth. Canyons have different characteristics from the foothills.

Developing in the canyons puts strain on water and other resources, puts humans in contact with wildlife, puts homes in wildfire danger, and destroys untouched land. Plan should include partnering with state on conservation. Possible Oquirrh mountain state park. Should begin working with the state and local municipalities for funding and planning for preservation. Outdoor recreation was a top reason for companies relocating to Utah and need to take advantage of opportunities presented. Rio Tinto has left in pristine condition. Encourage to ask for changes that treat Coon Canyon more appropriately and lay the foundation for future conservations.

Speaker # 7: Citizen
Name: Spencer Millerberg
Address: 1956 West Taylor View Drive, South Jordan
Comments: Mr. Millerberg said he respects land rights of Rio Tinto. Importance of preservation and recreation in Coon Canyon and Soldier Flats, nothing that rivals its beauty. Equitable access to Oquirrh's important. Studies have been done, and key problems in Kearns and West Valley is transportation. Proposed plan will limit access points for lower income areas. Paved trails, unimproved multi-use trails that provide connectivity needs to be looked at and is not finished. Not ready to go to County Council until we look at preservation and recreation through Soldier Flats and better trails.

Speaker # 8: Representing the Oquirrh Foundation
Name: Mike Hawker
Address: 14666 South High Field Drive, Herriman
Comments: Mr. Hawker reiterated why the plan isn't the greatest idea for wildlife and water resources. Footprint of recreation is shrinking, 90% of outdoor time is spent in the Oquirrh's. Wants daughter to have experience moving forward. Paved trails are good and were promised. Ability to get outdoors and rich history is chipping away if areas are developed. Wildlife has mountain lions, cougars and American badgers and don't want them moved into the valley. Oquirrh's become an opportunity to share with friends and family.

Speaker # 9: Citizen
Name: Lisa Caddy
Address: 10241 South Weeping Willow Drive, Sandy
Comments: Ms. Caddy said she echoes Spencer and Bennion. This has been put full speed ahead, but commission should be very cautious. Will our goal be to crowd the valley and remove assets? Open space is important to preserve. Can plan for development but will never get that land back; should look further into the future for this land.

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

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff had a brief discussion regarding the involvement of Copperton, Transportation maps in the process of being updated by WFRC, Rio Tinto discussion and timeline, Masterplan Communities, Slopes, and wildlife and preservation.

State parks could be utilized in the plan. Private property right discussed, along with Coon Canyon and Soldier Flats, preservation of wildlife corridor, conservation, and housing population impacts on wildlife.

Shannon Ellsworth from Rio Tinto Kennecott emphasized the statements from her letter read last month, including value of private property rights and support for the industry. Any development or changes will

come back to the County. Don't know everything that will happen; it will not be unsupervised by government.

Mr. Young asked Rio Tinto for clarification regarding recreation on Rio Tinto land and opportunity in Butterfield Canyon, plus mine safety. Ms. Ellsworth said Rio Tinto working with Salt Lake County and surrounding municipalities to provide access, and there is ongoing consideration of a lease. Primary concern for recreational uses is safety. Therefore, Rio Tinto must manage control and access. Commissioner Elieson asked if there is access into the Canyons. Ms. Ellsworth said there is not access. Commissioner Elieson said people have commented they have grown up recreating in these areas. Ms. Ellsworth said it is trespassing. Commissioner Vance said Rio Tinto could put no trespassing signs down below. Commissioner Cohen referred to the letter from the Mayor of Copperton and would like to know if SLCO promised and did not deliver. Commissioner Elieson said being a resident of Magna and discussing with council, there hasn't been enough discussion with Metro Townships; need additional details and involvement before a decision is made. Commissioner Collard asked if they should leave it up to the County Council to organize. Mr. Shaw advised staff to address the letter from Copperton in the next meeting and address a number of issues raised in the public hearing.

Motion: To continue the matter to the next meeting so that staff can address the concerns over Coon Canyon and Soldier Flat, plus the letter from Copperton Metro Township Council.

Motion by*:* Commissioner Watkins
2nd by: Commissioner Cohen
Vote*:* Commissioners voted unanimous in favor (of commissioners present)

BUSINESS MEETING (Cont.)

Meeting began at – 10:32 a.m.

4) Election of Chair and Vice Chair 2022. (Motion/Voting)
   Election of Chair for 2022
   Motion: To nominate Commissioner Collard as Chair for 2022, Commissioner Collard accepted that nomination.
   Motion by*:* Commissioner Watkins
   2nd by: Commissioner Vance
   Vote*:* Commissioners voted unanimous in favor (of commissioners present)

   Election of Vice Chair for 2022
   Motion: To nominate Commissioner Hiatt as Vice Chair for 2022, Commissioner Hiatt accepted that nomination.
   Motion by*:* Commissioner Watkins
   2nd by: Commissioner Vance
   Vote*:* Commissioners voted unanimous in favor (of commissioners present)

5) Other Business Items. (As Needed)

   No other business items to discuss.

Commissioner Collard adjourned the meeting.

MEETING ADJOURNED

Time Adjourned – 10:39 a.m.