



MEETING MINUTE SUMMARY

SALT LAKE COUNTY PLANNING COMMISSION SPECIAL MEETING

Wednesday, April 27, 2022 8:30 a.m.

Approximate meeting length: 44 minutes

Number of public in attendance: 12

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		
Ronald Vance	x		
Mark Elieson	x		
Christopher Collard (Chair)	x		
Sara Hiatt (Vice Chair)	x		
Jeff Watkins			x
Ofa Matagi			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	
Jim Nakamura	x	
Molly Gaughran	x	
Melissa Anderson	x	
Helen Peters	x	
Zach Shaw (DA)	x	

ADMINISTRATIVE LAND USE APPLICATION(S)

Meeting began at – 8:30 a.m.

CUP2021-000487 - TM Crushing, LLC, is requesting a Conditional Use approval for the expansion of Glenwood Gravel Pit operations into the remaining portion of the property. **Expansion area:** 108 acres. **Zone:** S-1-G (Residential zone). **Location:** 6816 South U-111 HWY. **Planner:** Molly Gaughran (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Molly Gaughran provided an analysis of the Staff Report.

The Planning Commission, in its discretion, may request public input on these applications prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

Commissioner Cohen said in its letter West Jordan proposed two additional conditions. Ms. Gaughran said they are included in conditions 20 and 21 of the staff report. Commissioner Collard asked about the geographic crest. Ms. Gaughran responded that they are trying to protect the trail. Commissioner Collard confirmed that condition is about protecting the trail. Commissioner Collard asked if native seeds are sold for this area and if you would find in a greenhouse. Ms. Gaughran said recommendation is from the stormwater division, and this is a common recommendation and stabilizes the area. Commissioner Collard asked why we are doing this now and annexation happens in a month. Ms. Gaughran said planning staff received the application before it was aware of the annexation, and there isn't a use allowed per code in West Jordan, and the MDA recognizes this as a use in Salt Lake County and could continue to expand after

annexation. Ms. Anderson said West Jordan acknowledged and coordinated with them so that annexation is smooth. Commissioner Collard confirmed that operational plan would not be able to proceed if annexation happened before this application is approved. Ms. Gaughran said if annexation had already occurred, property owners would have to work with West Jordan, but without an excavation ordinance. Commissioner Collard confirmed it would be a harder process without this application but wanted to make sure SLCO is not stepping on West Jordan toes.

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

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant – Manager, TM Crushing

Name: Brady Barney

Address: Not provided

Comments: Mr. Barney said Gary Langston is working with West Jordan on the MDA for Wood Ranch. They don't have proper codes approved to extend a gravel pit and asked to have done before the annexation, which is pretty critical and no way to make happen in West Jordan. Trying to continue the project that has already been going for five years. They have upheld conditions and have been a good neighbor. It is prohibitively expensive to move the whole operation multiple times, which is why they have asked for a reclamation exception for the operating area.

Commissioner Cohen asked how long the gravel pit will operate. Mr. Barney said he anticipates five to ten years to accomplish. Commissioner Cohen ask how Wood Ranch Subdivision would go in. Mr. Barney said Woods Ranch starts in West Jordan City limits and moves to Salt Lake County, and anyone moving in would realize there is a gravel pit nearby. Commissioner Collard confirmed that expansion does not increase the level of the operation, just accessing more areas. Mr. Barney said level of operation is same as in the past and just opening up to get the other materials.

Speaker # 2: Citizen - Woodside Homes to the East

Name: Matthew Loveland

Address: 460 West 50 North, Salt Lake City

Comments: Mr. Loveland said he has two concerns and requests for consideration. First, proposed expansion does not limit or encumber their ability to develop their property to the west; Woodside has already started to develop along Bacchus Highway and will begin building residential units. Second, mining and grading completed along the eastern edge of project before continuing so that it does not have an impact on immediate homeowners. Do not have an issue with expansion but asked to work from east to west.

Speaker # 3: Development Team

Name: Gary Langston

Address: 11567 North. Highland

Comments: Mr. Langston said he agrees with Mr. Loveland comments in mining operations and will work together with them. Excited about the project and worked with West Jordan to develop MDA to develop property that's currently developed. Mining operation is crucial to develop on the northern portion of the property.

Speaker # 4: Applicant – Manager, TM Crushing

Name: Brady Barney

Address: Not provided

Comments: Mr. Barney said there are common owners of Wood Ranch and TM Crushing, and they are working with everyone. Working east boundary line first is their intent because it won't uproot operations.

Speaker # 5: Owner

Name: John Hadfield

Address: 2404 North 600 East

Comments: Mr. Hadfield said currently working the eastern side and can only mine as fast as the type of material they need. Doesn't have a problem continuing to work on that side; only concerned with a time frame imposed when it will be done.

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

PUBLIC PORTION OF HEARING CLOSED

Commissioners and Counsel had a brief discussion regarding Woodside objection and conditions needing to be based on standards.

Motion: To approve application #CUP2021-000487 by TM Crushing, LLC, who is requesting a Conditional Use approval for the expansion of Glenwood Gravel Pit operations into the remaining portion of the property, with Staff Recommendations.

Motion by: Commissioner Vance

2nd by: Commissioner Elieson

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

Mr. Shaw advised that Planning Commissioner Training will be conducted at the May 11th Meeting.

Commissioner Collard adjourned the meeting.

MEETING ADJOURNED

Time Adjourned – 9:14 a.m.