



Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, August 24, 2022 8:30 A.M.

****AMENDED******LOCATION:****Join meeting in WebEx**

Meeting number (access code): 961 841 420

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Access code: 961 841 420

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North Building, Room N2-800**

*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 MSD 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 the May 11, June 15, and July 13, 2022 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items (as needed)

PUBLIC HEARING(S)

Moderate Income Housing Plan

The Salt Lake County Planning Commission will hear a request to consider making a recommendation on a proposed amendment to Salt Lake County's Moderate Income Housing Plan (previously adopted in 2010), affecting all areas of Unincorporated Salt Lake County. The amendment includes updated housing data, revised Moderate Income Housing strategies, and an implementation plan for each selected strategy. This amendment is in response to new State Moderate Income Housing Planning requirements which were passed by the Legislature during the 2022 Legislative Session. Please note that this amendment does not delete, replace, or otherwise change any part of Salt Lake County's other adopted General Plans. This amendment only impacts the 2019 Moderate Income Housing Plan. **Long Range Planner:** Kayla Mauldin (Motion/Voting)

The Planning Commission will act on the proposed amendment after taking comments from the public during the public hearing. Public comments will be provided pursuant to the Planning Commission's rules of conduct, which are attached to the back of this agenda.

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 3 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.

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MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, May 11, 2022 8:30 a.m.

Approximate meeting length: 26 minutes

Number of public in attendance: 2

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Hiatt

***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
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
Molly Gaughran	x	x
Brian Tucker	x	x
Helen Peters	x	x
Zach Shaw (DA)	x	x

Commissioner Hiatt read the Chairs Opening Statement.

ADMINISTRATIVE LAND USE APPLICATION(S)

Meetings began at – 8:35 a.m.

CUP2021-000350: David Harrison (representing) is requesting conditional use approval for a dwelling group to add a third dwelling unit to the property. **Area:** 0.45 acres. **Location:** 8325 South 1000 East. **Zone:** R-2-6.5/zc*. **Planner:** Molly Gaughran (Motion/Voting)

*Zoning conditions for this property establish a maximum density of 3 dwelling units per 0.45 acres.

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.

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Kenneth Jorgenson
Address: Not provided

Comments: Mr. Jorgenson said barrier fences are now up in vinyl all the way around both south, east, and north, no issues. Satisfied with the presentation.

Commissioner Cohen asked if six- or eight-foot fence. Mr. Harrison said new buildings going around and put up the fence by the adjacent property owners and someone asked if they could be higher. Commissioner Cohen said received a letter from Derek Boldt and asked if they had heard from him. Mr. Boldt was concerned with the density, but setbacks are fine, he was concerned with trees removed. Mr. Harrison said trees will be removed. Commissioner Cohen said the citizen was concerned about exposure of visual. Mr. Harrison said one rental and one family member staying with the owner, who will own all three.

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #CUP2021-000350 for David Harrison (representing) requesting conditional use approval for a dwelling group to add a third dwelling unit to the property as presented with staff recommendations.

Motion by: Commissioner Vance

2nd by: Commissioner Cohen

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

CUP2021-000487 - TM Crushing, LLC, Written Findings, Conclusions, & Decision. Planner: Molly Gaughran (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Molly Gaughran and Salt Lake County Counsel provided an analysis of the Written Findings, Conclusions, and Decision, based on the staff report, meeting minutes and Planning Commissions Motion.

Motion: To approve the Written Findings, Conclusions, & Decision on application #CUP2021-000487 TM Crushing, LLC from the April 27th Salt Lake County Planning Commission Meeting.

Motion by: Commissioner Cohen

2nd by: Commissioner Watkins

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

BUSINESS MEETING

Meeting began at – 8:57 a.m.

- 1) Approval of the April 13, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the April 13, 2022 Planning Commission Meeting Minutes as presented.

Motion by: Commissioner Collard

2nd by: Commissioner Matagi

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

Approval of the April 27, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To continue approval of the April 27, 2022 Planning Commission Meeting Minutes to the June 15th Meeting.

Motion by: Commissioner Collard

2nd by: Commissioner Matagi

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

2) Discussion on rollout of in-person meetings. **Presenter:** Zach Shaw

Commissioner Cohen continued to June 15th

3) Open and Public Meetings Act/Ethics Training. **Attorney:** Zach Shaw

Continued to the June 15th Meeting.

4) Other Business Items (as needed)

No other business items to discuss.

Commissioner Collard motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 9:01 a.m.

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, June 15, 2022 8:30 a.m.

Approximate meeting length: 2 hours 38 minutes
Number of public in attendance: 14
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	x	
Mark Elieson	x	x	
Christopher Collard (Chair)	x	x	
Sara Hiatt (Vice Chair)	x	x	
Jeff Watkins	x	x	
Ofa Matagi			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Morgan Julian	x	
Justin Smith	x	x
Kayla Mauldin		
Brian Tucker	x	
Helen Peters		
Zach Shaw (DA)	x	x

Commissioner Collard read the Chairs Opening Statement.

ADMINISTRATIVE LAND USE APPLICATION(S)

Meetings began at – 8:31 a.m.

EXP2022-000567- Charles (Zoe) McManus is requesting a Special Exception for Short-Term rental use. **Parcel Area:** .01 (Condo). **Location:** 4101 East Quarry Drive. **Zone:** R-1-15. **Planner:** Jim Nakamura (Motion/Voting)

The Greater Salt Lake Municipal Services District Planner Jim Nakamura provided an analysis of the staff report.

Mr. Shaw said this is a unique application and decisions should be based on written evidence, and notice indicated that if anyone wanted to submit comments or evidence, they should have done so by deadlines outlined in ordinance. The notice indicated that members of the public could attend, but they needed to submit written evidence by a specific date.

Motion: To approve application #EXP2022-000567 request for a Special Exception for Short-Term rental use.

Motion by: Commissioner Watkins

2nd by: Commissioner Vance

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

CUP2022-000587 - Declan Murphy (representing) is requesting Conditional Use Approval for a Change to Existing Wireless Tower from a 60'-0" monopole to 80'-0" stealth monopole. **Acres:** 2.32. **Location:** 2401 East Charros Road. **Zone:** R-1-21. **Planner:** Justin Smith (Motion/Voting)

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.

The Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the staff report.

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

PUBLIC HEARING OPENED

Speaker # 1: Applicant, Representing T-Mobile

Name: Declan Murphy

Address: 8283 Tate Road, Scottsdale, AZ

Comments: Mr. Murphy said they are working with AT&T and T-Mobile, and tower is structurally capable to support one more carrier or two depending on the equipment. The tree proposed is based on a tree based in Green Valley, Arizona, and is high quality. Proposing at this location due to the proximity of the homes.

Speaker # 2: Citizen

Name: Amy Doner

Address: 10710 Dimple Dell Drive

Comments: Ms. Doner said she has worked in the industry, current pole can accommodate more than one carrier, not ideal, but possible. Wondering the need for the new tower and if there are studies to justify going up to 80 feet.

Speaker # 3: Applicant, Representing T-Mobile

Name: Declan Murphy

Address: 8283 Tate Road, Scottsdale, AZ

Comments: Mr. Murphy said if AT&T and T-Mobile could use the current tower, they would. This is a \$500,000 update. Technology changing. Newer technology needs to have radios, and these are technically abandoned without alternatives. Can't verify the foundation or loading, and poll would come down any way. Proposal is aesthetically pleasing, don't see equipment on the trees. People working from home and bandwidth needs require the tower.

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

PUBLIC HEARING CLOSED

Motion: To approve application #CUP2022-000587 request for Conditional Use Approval for a Change to Existing Wireless Tower from a 60'-0" monopole to 80'-0" stealth monopole with staff recommendations and findings from the staff report.

Motion by: Commissioner Vance

2nd by: Commissioner Watkins

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

CUP2022-000608: Michelle Johnson requests conditional use approval for a home daycare for eight to ten children. **Address:** 4915 South Esther Circle. **Zone:** R-1-8 (Single Family Residential). **Planner:** Morgan Julian (Motion/Voting)

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.

The Greater Salt Lake Municipal Services District Planner Morgan Julian provided an analysis of the staff report.

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

PUBLIC 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 HEARING CLOSED

Motion: To approve application # CUP2022-000608 request for conditional use approval for a home daycare for eight to ten children with staff recommendations.

Motion by: Commissioner Watkins

2nd by: Commissioner Vance

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

CUP2022-000566 – Salt Lake County Parks and Rec is requesting conditional use approval of the Butterfield Trails Master Plan. **Parcel Area:** NA. **Location:** Butterfield Canyon. **Zone:** FR/FA (FCOZ). **Planner:** Jim Nakamura (Motion/Voting)

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.

The Greater Salt Lake Municipal Services District Planner Jim Nakamura provided an analysis of the staff report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Salt Lake County Project Manager

Name: Dustin Wiberg

Address: 2001 South State Street

Comments: Mr. Wiberg introduced himself, Ms. Francisco-Galang, Liz Solis, and Walt Gilmore, all that will be involved in the project. Mr. Wiberg provided a presentation from the staff report.

Commissioner Hiatt asked about mountain biking events and how is the size of parking determined. Ms. Francisco-Galang said they have plans and a requirement for a parking study.

Commissioner Collard noted that Butterfield canyon road is closed half the year. He asked about the trailhead 2/3 of the way up. Ms. Francisco-Galang said that the primary trailhead is on property across from Olympia Hills. Mr. Wiberg said there is a smaller trailhead accessed from Butterfield Canyon Road, and still need negotiations and discussion with Rio Tinto. Commissioner Collard said not a lot of room for even turning around. Mr. Wiberg said there is access, and a smaller parking lot. The Herriman trailhead is significant for day parking and handling events.

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

Speaker # 2: The Oquirrh Foundation

Name: Bennion Gardner

Address: 4922 West Fish Hook Road, South Jordan

Comments: Mr. Gardner said he is excited for the trails, is appreciative and in support. Adding outdoor recreation needed on the westside. Trails will bring more people to the area. County website has an old Yellow Fork trail map. Trail through Stocking Fork has a locked gate with no trespassing signage. Quasi listed open space and trails need to be clarified. Found illegal fire rings, Oquirrh Foundation hauled out truckloads of garbage, one speed limit sign with bullet holes, and one sign says no fire or camping. Improve signage, fencing. Involve Oquirrh foundation, who has volunteers that can help and support.

Speaker # 3: Citizen

Name: Joshua Landvatter

Address: 8727 South Black Diamond Cove, West Jordan

Comments: Mr. Landvatter asked about NICA bike trails and will it be predominated NICA trail and connect over to Yellow Fork or not. When will residents have access and equestrian use for the areas.

Mr. Gilmore said part of project will include additional signage. Dedicating a full-time staff person to monitor and provide presence and eyes on the canyon, which will help deter trash, as will improved signage. The NICA course is intended for the lower section of the trail. Intent is not to bring the NICA course all the way into Yellow Fork Canyon. Signage for Equestrian, hikers, and mountain bikers will be present, which will emphasize trail etiquette.

Speaker # 4: Citizen

Name: Paul Dahle

Address: 8112 West Hi Country Road

Comments: Mr. Dahle asked who from BLM approved NICA course and cutting across social trails and making them formal. He questioned the multi-use trail, and asked what study was done related to the mixture of bikes and horses. He questioned how the plan will protect private property; who is fencing and how are landowners protected? Not opposed to the trails, but how the hikers and horsemen mix has been discounted. Plan ignores these concerns. He also questioned the status of trails that have been there for over 50 years and whether they are grandfathered.

Commissioner Collard asked for clarification on multi-use not working. Mr. Dahle said go to Draper, no such thing as multi-use with bikers coming into a horse, that is not a safe alternative. It is naïve to say this is safe for horsemen. Good examples on the east side of the county.

Speaker # 5: Salt Lake County Project Manager

Name: Dustin Wiberg

Address: 2001 South State Street

Comments: Mr. Wiberg said they are calling them multi-use trails and working with a steering committee and a subcommittee for the trails themselves. Still intent to work with the group to formalize the comments,

and a horse equestrian is part of the committee. Generally, county stance is not to put up fences at properties edge unless there's a safety concern. BLM approved the use of proposed trails.

Mr. Gilmore spoke regarding a permit that went through a nipa process. Once the application was submitted County had to provide information before sign-off and receiving permit earlier this year. Will have full-time people on-site once up and running. Trails crew to monitor, police and have eyes on the project. If they find trespassing on Rio Tinto or Hi-Country property, they will address the issues, either through fencing or closure of trails. Regarding Corner Canyon example, when first started they did create as multi-use trails, they did have concerns for safety, as things progressed, they changed and designated trails. Must manage to be safe and that is the intention; will address problems immediately. Will work with trail subcommittee and determine which are best suited for hikers, equestrian, and bikers. This is not being developed just for the NICA event, and safety will be ensured.

Speaker # 6: Citizen

Name: Paul Dahle

Address: 8112 West Hi Country Road

Comments: Mr. Dahle said it is admitted there is nothing done in the last 3 years and concerns have been ignored regarding overlapping horse trails with bike trails. Full on study and commission approval should be done. There will be problems similar to corner canyon and can't believe this is being approved already. We know there will be problems and they are not being addressed.

Commissioner Collard said commission is just approving master plan; still a lot of details being hashed out. What is the role of the master plan. Mr. Shaw said conditional use before you today for a public use. What you're approving is a use, public use trail system and considering that use. Commission looking at does it meet the standards in the ordinance for that use. Standards are typical use standards in 19.84.060, summarized in the staff report-- are the county ordinances met and are impacts outlined addressed. Application goes to reviewing agencies who are experts and look at their own regulations and standards, and verify compliance, based on their experience and applicable standards to the application. Commission should be aware in considering, under state law, that conditional use shall be approved if the ordinances are met. Need to stick to what the ordinances provide. Commission is applying standards to unincorporated county, any portion of the master plan within that area. Trailhead parking lot is outside the scope of approval. Is the public trail use an appropriate use and are ordinances met. Mr. Nakamura said no County land use regulation applies on BLM land, and County standards do not apply to BLM property, only county owned or privately owned in unincorporated county.

Commissioner Collard asked what citizens can do to be involved. Mr. Gilmore said County plans to manage based on the use of the users. Want the users to be part of the solution and participate in the management of the area. Steering committee and trails sub-committee is the appropriate way to get wishes known.

Chat:

*from Walt Gilmore (internal) to everyone: 9:22 AM
The trailhead will also serve equestrian users.*

*from Joshua Landvatter to everyone: 9:28 AM
It's very congested up at the top*

*from Joshua Landvatter to everyone: 9:48 AM
I would recommend a system similar to Millcreek canyon, with bike and non-bike days.*

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

Commissioner Hiatt excused herself virtually at 10:05am and participated via-telephonic.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application # CUP2022-000566 request for conditional use approval of the Butterfield Trails Master Plan with staff recommendations, followed by written findings issued by Chair Collard consistent with the motion and findings.

Motion by: Commissioner Watkins

2nd by: Commissioner Vance

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

BUSINESS MEETING

Meeting began at – 10:08 a.m.

Commissioner Collard read the Chairs Opening Statement.

- 1) Approval of the April 27, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the April 27, 2022 Planning Commission Meeting Minutes.

Motion by: Commissioner Vance

2nd by: Commissioner Elieson

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

- 2) Discussion on rollout of in-person meetings. **Presenter:** Zach Shaw

Mr. Shaw advised there is an option for electronic and in-person meetings. Commissioners voiced their preference.

Motion: To start Hybrid Meetings beginning with the July 13th Meeting.

Motion by: Commissioner Elieson

2nd by: Commissioner Watkins

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

- 3) Open and Public Meetings Act/Ethics Training. **Attorney:** Zach Shaw

Mr. Shaw provided Public Meetings Act and Ethics Training. Presented a “How to” Annual Disclosure.

- 4) Other Business Items (as needed)

Commissioner Collard confirmed the next meeting is July 13th.

Commissioner Collard adjourned the meeting.

MEETING ADJOURNED

Time Adjourned – 11:09 a.m.