



Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, March 15, 2023 8:30 A.M.

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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You can also dial 173.243.2.68 and enter your meeting number.

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North Building, Room N1-110**

*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 February 15, 2023 Planning Commission Meeting Minutes.
(Motion/Voting)
- 2) Other Business Items (as needed)

ADMINISTRATIVE LAND USE APPLICATION(S)

CUP2023-000812 – Northrup Grumman is requesting Site Plan and Conditional Use approval to include a mixing bowl cleaning building and associated storage building for the existing Rocket Motor Manufacturing Plant. **Acreage:** Approximately 1.4 Acres **Location:** 4098 South 8400 West (Legal Address) Approximately 4400 South 9200 West (Actual Location). **Zone:** Manufacturing (M-2). **Planner:** Brian Tucker (Motion/Voting)

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, February 15, 2023 8:30 a.m.

Approximate meeting length: 26 minutes

Number of public in attendance: 4

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	x	x	
Sara Hiatt (Chair)	x	x	
Jeff Watkins (Vice Chair)	x	x	

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

BUSINESS MEETING

Meeting began at – 8:33 a.m.

Commissioner Hiatt read the Chairs Opening Statement.

- 1) Approval of the January 11, 2023 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the January 11, 2023 Planning Commission Meeting Minutes as presented.

Motion by: Commissioner Cohen

2nd by: Commissioner Watkins

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

- 2) Other Business Items. (As Needed)

Mr. Tucker advised the second application on the agenda has request tabled to a different meeting.

ADMINISTRATIVE LAND USE APPLICATION(S)

Meeting began at – 8:35 a.m.

CUP2023-000798 - George and Riley Spargen have requested a conditional use permit for ten (10) horses on a 5.62-acre lot. **Location:** 13688 South Shaggy Mountain Road. **Zone:** FR-5 (Forestry and Recreational). **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.

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

Commissioners and staff discussed if the house and barn already existed. Ms. Julian said the house is, but she doesn't know if they have started on the barn. When seeking the conditional use, the health department has been contacted for the recommendation for 10 horses. All agents reviewing went through the plan and there isn't anything in writing from the health department and health department conditions for waste management. Horses are allowed in the water protection zone. Property owners should reach out to Herriman City, MSD should require this to be done before being approved.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Riley and George Spargen

Address: 13688 Shaggy Mountain Road

Comments: Ms. Spargen said they were new residents and finished the lot and moved in a week ago. Horse lover and advocate and this is a dream property. No intention of boarding; these are personal horses, and she is a competitive barrel racer. Lifelong horse owner and will maintain the property. If questions of boarding, this is a hobby passion and wants ability to live here and have her horses. Rumors started, but these are personal use and on average 3 to 4 horses. Previous home in Bluffdale was kept meticulous. Any concerns can be addressed.

Speaker # 2: Citizen

Name: Paul Dahle

Address: 8112 West Hi-Country Road

Comments: Mr. Dahle said he wants to affirm the proposal should go forward, and this is perfect land for the use. 5 acres flat and the property has wells and water rights. Meticulous on their home, no reason for a delay, happy to have them in the neighborhood, and they will enhance the community.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding the comment received and discussed potential commercial equine activity, HOA and Land Use Authority, and personal use on private property.

Motion: To approve application #CUP2023-000798 for George and Riley Spargen requested a conditional use permit for ten (10) horses on a 5.62-acre lot with staff recommendations and one additional condition that if and when the applicants decide to board horses, they will be required to seek approval for commercial use.

Motion by: Commissioner Watkins

2nd by: Commissioner Vance

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

MEETING ADJOURNED

Time Adjourned – 8:59 a.m.