



Planning and Development Services

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MEETING MINUTE SUMMARY WHITE CITY PLANNING COMMISSION MEETING Thursday, July 28, 2022 6:00 p.m.

****Meeting minutes approved on March 23, 2023****

Approximate meeting length: 1 hour 43 minutes

Number of public in attendance: 22

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Seiger-Webster

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

ATTENDANCE

Commissioners and Staff:

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

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Erin O'Kelley	x	x
Kayla Mauldin	x	x
Jay Springer	x	x

BUSINESS MEETING

Meeting began at – 6:02 p.m.

1) Election of Chair and Vice Chair 2022. (Motion/Voting)

Election of Chair for 2022

Motion: To nominate Commissioner Seiger-Webster as Chair for 2022, Commissioner Seiger-Webster accepted that nomination.

Motion by: Commissioner Seiger-Webster

2nd by: Commissioner Millen

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

Election of Vice Chair for 2022

Motion: To nominate Commissioner Frailey as Vice Chair for 2022, Commissioner Frailey accepted that nomination.

Motion by: Commissioner Seiger-Webster

2nd by: Commissioner Millen

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

2) Approval of the April 28, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve minutes from the April 28, 2022 Planning Commission Meeting.

Motion by: Commissioner Millen

2nd by: Commissioner Wilson

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

3) Other Business Items (as needed)

No other business items to discuss.

PUBLIC HEARING(S)

Hearings began at – 6:09 p.m.

Public Hearing to review the amendments to the White City Moderate Income Housing Plan, a supplemental document to the White City General Plan. These amendments are per new state legislation that was signed into law on March 4th, 2022. The legislation became effective on June 1, 2022. The Moderate-Income Housing Plan is required to be updated by October 1st, 2022, in order to be in compliance with new laws.

Planner: Erin O’Kelley (Motion/Voting)

The Planning Commission will act on the proposed public hearing item 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. Public comments will be limited to three minutes per person.

Greater Salt Lake Municipal Services District Long Range Planner Erin O’Kelley provided an analysis of amendments to the Moderate-Income Housing Plans.

Commissioner Millen motioned to open the public hearing, Commissioner Frailey seconded that motion. Commissioners voted unanimous in favor.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Lina Barkey

Address: 10237 South Zinnia Way

Comments: Ms. Barkey said associated to the community. Asked after five-year study is completed and 462 not feasible will White City be impacted. Asked about 23% rent is based of 149 rentals. What is last use regulation? One through three focusing on, okay with that, but the rest sound like RDA. Lots on 10600 not very deep. Where are we in the plan, with this amendment does it reset and roll every year based on new regulations.

Speaker # 2: Citizen

Name: Kristine Welk

Address: 9810 Sego Lily Drive

Comments: Ms. Welk asked if multiple dwellings would have to rezone, the whole area would not change. Are sidewalks failing and might not replace trees or fences and would replace with chain link.

Speaker # 3: Citizen

Name: Scott Little

Address: 854 East Hollyhock

Comments: Mr. Little said one thing we ought to do is look at the tip dollars that we are only going to do three, without knowing what we’re giving up. In his experience, legislature seems to be full of developers, and think as a community speak to the legislators and ask for exemption. Have to have multiple-family

housing and isn't a space to do that. If community building out should plan for that, but encourage people running and might be able to get things changed.

Ms. O'Kelley said after 5 years will they be negatively impacted how will this work, state legislation has room to adjust. If we issue to that state, the state could be issued a non-compliance and a letter will be issued to the Council before penalized. 43% rent burden is based on renter households. Single room occupancy is like multiple members of a group, long term rentals. It does start over and will be in year zero. 5-year plan from 2022 to 2027.

Penalties of non-compliance and ineligible for applying for grants.

No, this is not a document that will impose or trigger rezones. Land use regulations is talking about changing the code, existing zone would be modified.

Commissioners and staff had a brief discussion regarding multi-family compliance.

Speaker # 4: Citizen

Name: Nick West

Address: 1011 East Violet Drive

Comments: Mr. West said if only must do 3 and apply for 5, leaves open for grants and can amend if they don't do the other two and can amend after they decide what works.

Speaker # 5: Citizen

Name: Randy Hoggan

Address: 9930 Poppy Lane

Comments: Mr. Hoggan said Airbnb successful in the near neighborhood, is any money coming back to White City. If they got an ADU, will there be a fee. If I rent out the whole upstairs, do I have to do it as a business. If I want to tear down my house and rebuild, can I rent out floors.

Ms. O'Kelley said if there was a natural disaster and your home was destroyed, State law and Utah law allows to be rebuilt exactly as it was.

Speaker # 6: Citizen

Name: Kay Brown

Address: 946 East Buddlea Drive

Comments: Mr. Brown asked if this plan being implemented across the state. Sandy City would have a larger footprint and White City doesn't want to join Sandy City. He bought a home to appreciate and talking about these strategies, it decreases the value of your home. Need to take an adverse role and holding people accountable. What percentage must be moderate-income homes.

Ms. O'Kelley said State laws with populations over 5,000 required a Moderate-Income Housing Plan.

Speaker # 7: Citizen

Name: Anne Bailey

Address: 853 East Hollyhock

Comments: Ms. Bailey said moved in 1972 have seen a lot of good changes, but last few years have gone downhill. When they speak of blight had a family member move away and came back and neighborhood has changed for the bad. How do they hold rental owners accountable. Storage, cars in back yard, weeds overgrown. No problem a basement into apartment or multi-family in same home, but the parking on the street.

Commissioner Seiger-Webster said parking and other community impacts on increasing density.

Speaker # 8: Citizen

Name: Lina Barkey

Address: 10237 South Zinnia Way

Comments: Ms. Barkey said last few years, everyone has been running businesses out of homes. Asked about trails and google fiber.

Commissioners and staff had a brief discussion regarding said working with the entities like the Sego Lily project, the water district is doing their repairs before sego lily is getting repaved. Strategies in plan and decide don't want to do it, would report to the state why's and barrier's and wouldn't be penalized and would work with the city to fill in the strategy. Things will have to be addressed, not considered, and based on scenario, giving the best shot.

Commissioner Millen motioned to close the public hearing, Commissioner Huntzinger seconded that motion. Commissioners voted unanimous in favor.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend amendments to the White City Moderate Income Housing Plan, a supplemental document to the White City General Plan. These amendments are per new state legislation that was signed into law on March 4th, 2022. The legislation became effective on June 1, 2022. The Moderate-Income Housing Plan is required to be updated by October 1st, 2022, in order to be in compliance with new laws approval to the White City Council with staff recommendations from the list of items and public comments included.

Motion by: Commissioner Millen

2nd by: Commissioner Frailey

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

Ms. O'Kelley said comments will be included in the document and changes from the public comments related to specific strategies. Will be reviewed on August 4th and September Council meeting for hearing.

Commissioner Wilson motioned to adjourn, Commissioner Millen seconded that motion. Commissioners voted unanimous in favor.

MEETING ADJOURNED

Time Adjourned – 7:45 p.m.