

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, March 15, 2023 8:30 a.m.

Approximate meeting length: 29 minutes
Number of public in attendance: 1
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	x	
Christopher Collard	x	x	
Sara Hiatt (Chair)	x	x	
Jeff Watkins (Vice Chair)			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker	x	x
Helen Peters		
Zach Shaw (DA)	x	

BUSINESS MEETING

Meeting began at – 8:36 a.m.

Commissioner Hiatt read the Chairs Opening Statement.

- 1) Approval of the February 15, 2023 Planning Commission Meeting Minutes. (Motion/Voting)
Motion: To approve the February 15, 2023 Planning Commission Meeting Minutes as presented.
Motion by: Commissioner Cohen
2nd by: Commissioner Vance
Vote: Commissioners voted unanimous in favor (of commissioners present)

- 2) Other Business Items. (As Needed)

No other business items to discuss.

Commissioner Cohen motioned to close the business meeting, Commissioner Vance seconded that motion.

ADMINISTRATIVE LAND USE APPLICATION(S)

Meeting began at – 8:39 a.m.

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)

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 Planning Manager Brian Tucker provided an analysis of the staff report.

Commissioner Hiatt asked about staff recommendations for conditions. Mr. Tucker said they are the same 7 conditions as the previous conditional use. Commissioner Cohen asked about the history of the zoning/approvals for the property. Mr. Tucker responded that it is obvious someone issued permits but approvals weren't clear in the record. The director recently did an administrative determination to clarify the zoning; this is effectively the same use. Airplane assembly is a use listed as a permitted use and is effectively the same as this use. Mr. Tucker said West Valley zoning is different, and staff assume a zone is in place and there are records to support those properties. Mr. Tate provided clarification on West Valley's zoning code. Mr. Tucker said both jurisdictions are permitting and approving their own land uses. Mr. Shaw said no requirement to defer to West Valley's land use decisions.

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

PUBLIC HEARING OPENED

Speaker # 1: Anderson, Wahlen and Associates

Name: Jake Tate

Address: 2010 North Redwood Road

Comments: Mr. Tate said the project is an accessory use to the rocket motors. Liquid propellant poured in and the actual bowls poured into motors, this building will clean the bowls and materials taken away as hazardous materials. The fourth of these facilities is not new, and adding a new building will increase the capacity. Didn't see anything in the staff report they couldn't work with. Did speak to the state water rights-
- no stream alteration permit needed.

No one from the public present to speak.

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

PUBLIC HEARING CLOSED

Commissioner Elieson asked about impact to the overpressure zone. Mr. Tate said he doesn't anticipate an impact. Commissioner Cohen confirmed the staff report states no anticipated explosions to take place.

Motion: To approve application #CUP2023-000812 Northrup Grumman 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 with staff recommendations.

Motion by: Commissioner Collard

2nd by: Commissioner Vance

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

MEETING ADJOURNED

Time Adjourned – 9:05 a.m.

DRAFT