



## MEETING MINUTE SUMMARY

### SALT LAKE COUNTY PLANNING COMMISSION MEETING

Wednesday, April 11, 2023 8:30 a.m.

**\*\*Meeting minutes approved on May 10, 2023\*\***

**Approximate meeting length:** 25 minutes

**Number of public in attendance:** 3

**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	x	

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

## BUSINESS MEETING

**Meeting began at – 8:30 a.m.**

*Commissioner Hiatt read the Chairs Opening Statement.*

- 1) Approval of the March 15, 2023 Planning Commission Meeting Minutes. (Motion/Voting)

**Motion:** To continue the approval of the March 15, 2023 Planning Commission Meeting Minutes to May 10<sup>th</sup>.

**Motion by:** Commissioner Cohen

**2<sup>nd</sup> by:** Commissioner Vance

**Vote:** Commissioners voted unanimous in favor

- 2) Other Business Items. (As Needed)

*No other business items to discuss.*

## ADMINISTRATIVE LAND USE APPLICATION(S)

**Meeting began at – 8:33 a.m.**

**SUB2021-000400** – Woodside Homes of Utah is requesting approval of a conditional use permit for a Planned Unit Development. The conditional use permit is meant to accompany the previously approved

117 Lot Sky Ranch Single Family and the 406 Unit Sky Ranch Townhome preliminary plats. **Total Acreage:** 54.1 acres. **Location:** 6818 South UOne Eleven Highway and 6851 South UOne Eleven Highway. **Zone:** C-2/zc. **Planner:** Shad Cook (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 Shad Cook provided an analysis of the staff report.*

*Commissioner Elieson concerned about over five hundred units between two parcels and the condition of U-111; adding 1,000 plus vehicles to the area should be accounted for in the traffic study; current development is becoming quite congested and should be taken into consideration on the traffic study. Mr. Cook said county engineering reviewed, and UDOT has been involved in approving the roads coming in. Commissioner Cohen asked how many ways in and out and 7200 south does not look to be extended out that way. Commissioner Vance asked how they will furnish drinking water to all these people, taking excess water from the Great Salt Lake. Mr. Cook said project received adequate water availability from Kearns Improvement District. Commissioner Vance said water is so low and asked if anyone has really looked into the water situation. Commissioner Watkins said all reviews in September 2021, recommendations okay, but asked if data is dated. Mr. Cook said since 2021, technical review for phases of the plats have been ongoing with the reviewers.*

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

### **PUBLIC HEARING OPENED**

**Speaker # 1:** Woodside Homes

**Name:** Matthew Loveland

**Address:** 460 West 50 North

**Comments:** Mr. Loveland said Woodside's traffic engineer did an in-depth analysis of the surroundings, and the level of service was adequate; development will have right in/right out, UDOT's long term plan is to widen the road. Kearns Improvement District has water shares in an agreement with Jordan Valley water, and Woodside is implementing a waterwise development. This is a clerical cleanup item and look forward to building in this community.

*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**

*Commissioners and applicant had a brief discussion regarding compliance with standards, traffic engineer and road changes, acceleration and deceleration lane improvement, UDOT has plans to take it to a five lane and will make it safe for residents to access the road.*

**Motion:** To approve application #SUB2021-000400 with staff recommendations. Woodside Homes of Utah is requesting approval of a conditional use permit for a Planned Unit Development. The conditional use permit is meant to accompany the previously approved 117 Lot Sky Ranch Single Family and the 406 Unit Sky Ranch Townhome preliminary plats with staff recommendations.

**Motion by:** Commissioner Collard

**2<sup>nd</sup> by:** Commissioner Watkins

**Vote:** Commissioners voted unanimous in favor

**MEETING ADJOURNED**

**Time Adjourned – 8:55 a.m.**