

**MEETING MINUTE SUMMARY**  
**SALT LAKE COUNTY PLANNING COMMISSION MEETING**  
**Wednesday, May 10, 2023 8:30 a.m.**

**Approximate meeting length:** 36 minutes  
**Number of public in attendance:** 7  
**Summary Prepared by:** Wendy Gurr  
**Meeting Conducted by:** Commissioner Watkins

**\*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
Jeff Watkins (Vice Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Curtis Woodward	x	x
Jim Nakamura		
Helen Peters		
Zach Shaw (DA)	x	x

**BUSINESS MEETING**

**Meeting began at – 8:32 a.m.**

*Commissioner Watkins read the Chairs Opening Statement.*

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

Approval of the April 12, 2023 Planning Commission Meeting Minutes. (Motion/Voting)  
**Motion:** To approve the April 12, 2023 Planning Commission Meeting Minutes as presented.  
**Motion by:** Commissioner Elieson  
**2<sup>nd</sup> by:** Commissioner Vance  
**Vote:** Commissioners voted unanimous in favor (of commissioners present)

- 2) Other Business Items. (As Needed)

*No other business items to discuss.*

**ADMINISTRATIVE LAND USE APPLICATION(S)**

**Meeting began at – 8:37 a.m.**

**CUP2023-000838** – Rodger Powell is requesting conditional use approval for an oversized accessory structure. **Acreage:** .58. **Location:** 9525 South Hidden Pine Lane. **Zone:** R-1-15 **Planner:** Morgan

Julian (Motion/Voting)

*Greater Salt Lake Municipal Services District Planner Curtis Woodward provided an analysis of the staff report.*

*Commissioners and staff had a brief discussion regarding grandfathering and proposed driveway at the end of secondary driveway, three car garages, and square footage.*

*Commissioner Watkins opened the public hearing.*

### **PUBLIC HEARING OPENED**

**Speaker # 1:** Applicant/Contractor

**Name:** Rodger Powell

**Address:** 9525 South Hidden Pine Lane

**Comments:** Mr. Powell said he was hired by the Pierce family to construct the garage for storage of trucks, snowmobiles, and ATV's. Looking at the property, there is a nice open spot and won't encroach on view or obstruct passage and fits the lot. Great enhancement for their property.

*Commissioner Cohen asked if any trees are being removed. Mr. Powell said removing three, salvaging two big pine trees.*

**Speaker # 2:** Citizen

**Name:** Craig Smith

**Address:** 9519 Hidden Pine Lane

**Comments:** Mr. Smith said he has some concerns. His house is north, garage doors will face west he imagines. It's really close to his house and concerned about the size of the garage and asked for consideration of bushes being placed to shield/buffer.

*Mr. Powell said he isn't opposed to that and can discuss it with the client and would be willing to address their concerns. There is a 7 1/2 foot easement and he could possibly plant something there. Mr. Smith would be willing to go in on the cost. Deputy District Attorney Zach Shaw indicated that the applicant and neighbor could address this outside of the conditional use process, but there was not an ordinance that required such measures.*

*Commissioner Watkins closed the public hearing.*

### **PUBLIC HEARING CLOSED**

**Motion:** To approve application #CUP2023-000838 Rodger Powell is requesting conditional use approval for an oversized accessory structure with staff recommendations.

**Motion by:** Commissioner Collard

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

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

**SUB2023-000704** - Anna Roberts is requesting approval for a subdivision. **Acreage:** 10.53. **Location:** 14423 South Rose Canyon Road. **Zone:** FA-2.5. **Planner:** Justin Smith (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Curtis Woodward provided an analysis of the staff report.

Commissioners and staff had a brief discussion regarding preliminary plat approval and final approval after reviewing agencies requirements met.

Commissioner Watkins opened the public hearing.

### **PUBLIC HEARING OPENED**

**Speaker # 1:** Ensign Engineering

**Name:** Anna Roberts

**Address:** 45 East Sege Lily

**Comments:** Ms. Roberts said they designed the subdivision to meet Salt Lake County requirements.

Commissioner Cohen asked if there is development around the subdivision. Ms. Roberts said existing development to the north but is minimal.

No one from the public was present to speak.

Commissioner Watkins closed the public hearing.

### **PUBLIC HEARING CLOSED**

**Motion:** To approve application #SUB2023-000704 Anna Roberts is requesting preliminary plat approval for a subdivision with staff recommendations.

**Motion by:** Commissioner Cohen

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

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

Commissioner Watkins closed the Planning Commission Meeting and confirmed the next meeting is June 14<sup>th</sup>.

### **MEETING ADJOURNED**

**Time Adjourned – 9:08 a.m.**