



Meeting Minute Summary for:
Salt Lake County Planning Commission
August 26, 2009

As Approved by the Salt Lake County Planning Commission on
September 23, 2009

In attendance: Commissioners Matheson, Johnson, Young, Moss, Tillou
Staff: Planner David Gellner
Coordinator Josh Bass
Attorney Gavin Anderson

Meeting length about: 2 hours
Number of public in attendance: 2
Summary Prepared by: JBass

Vice Chair Matheson opened the meeting, welcomed the public and outlined how the meeting will proceed.

Item Description: Approval of July 22, 2009 Minutes

Summary:

Motion and Conditions: Approved as written

by: Commissioner Tillou

2nd by: Commissioner Moss

Voted for motion: All members present

Voted against motion: None. Young Abstention was not at last month's meeting

Application #: 24865

Item Description: Greg De Haan is proposing a Zoning Map amendment from A-2 (Agriculture, minimum 1-acre lot size) to A-1 (Agriculture, minimum lot size 10,000 square feet for a single-family dwelling) for property located at 13375 S 7530 W. Community Council: None. Planner: David J. Gellner.

Staff Presentation by David J Gellner

A brief overview of the staff report and gave a description of the property. The purpose of the request is to allow for higher density for future development. There are A-1z/c further South from the property and the planner was asked at the pre-meeting to look into the zoning conditions and will do so.

Concerns of urbanization of the potential ruralization of the area and the neighboring characteristics of large animals of the surrounding neighbors.

The A-1 request goes along with general plan as it provides a buffer provided they meet the density buffer as was voted on by the County Council for the Southwest General Plan.

Applicant Greg De Haan

Clarification of the description of the current application is just to develop the two parcels into a single lot. The property to the north of the map should have been included and would like to put three homes on the rezoned property.

Community Council – No Active Community Council

Public Comment

Favor – None

Against

Vicki Walk – has concern with safety with the dirt road and rocks flying through their windows as traffic has increased. Wants the area to remain rural as they have agricultural and horses and the potential. Traffic, no maintenance on the road and the does not want the renters whom the applicant rents to. Her boss lives to the east and is also against the application.

Applicant Mr De Haan says he will not be moving a bunch of homes onto that particular lane. He has a lease option to sale but is not in the rental business. And just wants to go with what the master plan allows.

Commission Discussion

Commission Moss and Tillou pointed out that this application may not qualify for the density bonuses. Commission Tillou further spoke that the A-2 zoning buffer may not be appropriate buffer for this property as further to the North and the West may not be an appropriate buffer with those 5 acre lots of High Country Estates.

Discussion Only Item

Application #: 24866

Item Description: Greg De Haan is proposing a Zoning Map amendment from A-2 (Agriculture, minimum 1-acre lot size) to A-1 (Agriculture, minimum lot size 10,000 square feet for a single-family dwelling) for property located at 13362 S 7300 W. Community Council: None. Planner: David J. Gellner.

Staff Presentation by David J Gellner

A brief overview of the staff report and gave a description of the property. The purpose of the request is to allow for higher density for future development. There are A-1z/c further South from the property and the planner was asked at the pre-meeting to look into the zoning conditions and will do so. Also as with the previous application the potential for current neighbor land use concerns.

Applicant Greg De Haan

Plan to sell 1 lot where the house is to his son of about 1/3 of an acre and would like to rezone the property of what is allowable and has not future plans for this property at this time. Just would like the A-2 zoning in place.

Commissioner Matheson pointed out that if the property is left alone there could be 9 homes put on that property.

Community Council - None

Public Comment

Wilson Dansie and clarified that the driveway on the North is 25 feet and is concern with the manner of which the property would be developed and a dirt road in the back of his lot and with a lot of lots. If the property was subdivided would like to have some say in it and not see 9 homes behind his house with a dirt road. Spoke that this is the first notice he has received prior to this application.

Commission Discussion

Commissioner Moss pointed out that 10,000 square foot lots in this area would be too small for this area as it is surrounded by A-1 lots and even 1/3 acre lots may not even be appropriate. 1/2 Acre lots would more appropriate for the area.

Commissioner Tillou expressed concern that owners of these properties have moved to this area of the county for the rural area and believes that property owners should be within fair expectations of those owners and the owner of each specific property and the rezones should be looked at as what is appropriate for the zoning the purchased into.

Discussion Only Item
