

MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, October 5, 2017 4:00 p.m.

****Meeting minutes approved on November 2, 2017****

Approximate meeting length: 38 minutes
Number of public in attendance: 2
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Young

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

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
NEIL COHEN	x	x	
NICOLE OMER	x	x	
TOD YOUNG (Chair)	x	x	
LIBBY ELLIS	x	x	
LINDA JOHNSON	x	x	
DON DESPAIN	x	x	
REID PERSING (Vice Chair)	x	x	
CATHERINE KANTER			x
JAMES PALMER	x	x	
CHRISTIE HUTCHINGS	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jake Young	x	x
Spencer Hymas		
Curtis Woodward		
Todd Draper	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 4:00 p.m.

- 1) Approval of Minutes from the September 7, 2017 meeting.

Motion: To approve minutes from the September 7, 2017 meeting as presented.

Motion by: Commissioner Johnson

2nd by: Commissioner Palmer

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

- 2) Wasatch Canyons General Plan Update – Max Johnson (recurring)

Jake Young advised the project is moving fast. There was an open house on September 27th and 64 people signed in, about 80 people attended. Received feedback and overall was a good public open house meeting. Representatives from UDOT, UTA, Forest Service, Salt Lake County, and Consultants were in attendance. Purpose of open house was letting the public know of the process

and getting feedback. October will be busy; they have five public events, beginning at Snowbird October 14th, Cottonwood Heights October 18th, Farmers Market October 21st, Wheeler Farm October 23rd, Solitude October 28th, and Draper November 1st, all open houses. All meetings are for the same purpose--envisioning. The website is up but survey is closed. They received over 1000 responses. There will be a sign up to follow the process and links to follow all the plans. Approach is to put everything on the website.

Commissioner Johnson said the survey was biased and didn't ask any questions for people who are not outdoor enthusiasts, and didn't ask about the toilets. Mr. Young said he spoke to owners who made the same points regarding passive recreation. Commissioner Persing asked about the timeline. Mr. Young said this is an 18 month process, looking at summer 2019 to complete the process. Commissioner Ellis asked when this commission will see a draft document. Mr. Young said there will be steps along the way and thinks spring 2018. Commissioner Palmer said the website says plans done in 2019. Commissioner Johnson said some of their terms are going to end and that's why they are interested. Mr. Young said they are invited to all the public meetings.

3) Other Business Items (as needed)

No other business items to discuss.

Commissioner Ellis motioned to close the business meeting and open the public hearing, Commissioner Persing seconded that motion.

PUBLIC HEARINGS

Hearings began at – 4:15 p.m.

30442 – James Schnepel is requesting conditional use approval for a Short-Term Rental and living quarters for persons employed on the premises. **Location:** 12274 East Willow Loop Road. **Zone:** FR-0.5. **Community Council:** Big Cottonwood. **Planner:** Todd A. Draper, AICP

Salt Lake County Planning and Development Services Planner Todd Draper provided an analysis of the Staff Report.

Commissioner Cohen asked if he heard from Salt Lake City watershed. Mr. Draper said they did not respond in writing. He has had conversations for the review process but no one has responded in writing within the time frame. They will need the watershed approval. Commissioner Johnson asked why they needed permission from the watershed when they already have a four bedroom house. Mr. Draper said all applicants need permission from watershed. Commissioner Johnson asked if all the rules they complied with are the same rules now. Mr. Draper said FCOZ has changed and they did get exceptions when they built the home, but were minor. Commissioner Omer said she is curious about the HOA comment made by the Big Cottonwood Community Council. Mr. Draper said the regulations we abide by are not the same as an HOA, which can be more restrictive, but can't violate ordinance; the County can't enforce their rules. Commissioner Omer asked if there are other short term rentals. Mr. Draper said there is another one recently across the street. Can't enforce the HOA rules.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: James Schnepel and owner Bryan Reynolds

Address: 12274 Willow Loop Road

Comments: Mr. Schnepel said he's aware of noise issues for the neighborhood. He is the care taker and can put a handle on that. He has complained to a neighbor for noise.

Commissioners had a brief discussion. Commissioner Johnson asked the applicant how long he has lived in the home. Mr. Schnepel advised he has lived there five years.

Commissioner Persing motioned to close the public meeting, Commissioner Omer seconded that motion. Commissioners voted unanimous in favor (of commissioners present)

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion. Commissioner Johnson said she is concerned about oil leakage and car dirt getting into the creek and posting all the regulations. Commissioner Persing asked about the condition. Mr. Shaw said condition is consistent with 19.84.060 of the ordinance, which provides conditional use standards for environmental impacts. Commissioner Cohen said add a condition to post the health department rules and regulations and be consistent with other short-term rentals. Commissioner Palmer said should post the telephone number of the caretaker. Commissioner Cohen said rental contract should advise of need for 4-wheel drive vehicle in the winter. Commissioner Johnson said if they are going to put requirements on other short term rentals in the neighborhood, we should apply them to all.

Motion: To approve application #30521, including staff recommendations and four additional conditions:

5. Post Health Department Rules for noise hours;
6. Post Caretakers phone number on the exterior;
7. Advise renters of Big Cottonwood Canyon need for 4-wheel drive or chains in winter;
8. Control runoff of grease/oil from parking areas to wetlands.

Motion by: Commissioner Palmer

2nd by: Commissioner Johnson

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

MEETING ADJOURNED

Time Adjourned – 4:38 p.m.