



Planning and Development Services
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MEETING MINUTE SUMMARY
EMIGRATION METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, October 12, 2017 8:30 a.m.

****Meeting minutes approved on November 16, 2017****

Approximate meeting length: 1 hour 13 minutes
Number of public in attendance: 0
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Tippetts

***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 and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Brent Tippetts	x	x	
Jacob Steed	x	x	
Andrew Wallace	x	x	
Alex Pacanowsky			x
Jim Karcut	x	x	
Robert Pinon	x	x	
Andy McNeil			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Debbie Riddle		
Curtis Woodward	x	x

BUSINESS MEETING

Meeting began at – 8:30 a.m.

- 1) Approval of Minutes from the July 13, 2017 meeting.

Motion: To approve minutes from the July 13, 2017 meeting, with one amendment.

Motion by: Commissioner Steed

2nd by: Commissioner Karcut

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

Approval of Minutes from the August 29, 2017 meeting.

Motion: To approve minutes from the August 29, 2017 meeting as presented.

Motion by: Commissioner Steed

2nd by: Commissioner Karcut

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

- 2) Other Business Items (as needed)

No other business items to discuss. Commissioner Tippetts advised he would need to excuse himself by 9:30am, but a quorum would remain.

PUBLIC HEARINGS

Hearings began at – 8:32 a.m.

28983 - AN ORDINANCE REPEALING CHAPTERS 19.72 AND 19.73 OF THE EMIGRATION TOWNSHIP ORDINANCES, ENTITLED, RESPECTIVELY, “FOOTHILLS AND CANYONS OVERLAY ZONE” AND “FOOTHILLS AND CANYONS SITE DEVELOPMENT AND DESIGN STANDARDS,” AND REPLACING THEM WITH A NEW CHAPTER 19.72, ENTITLED “FOOTHILLS AND CANYONS OVERLAY ZONE.” THESE CHAPTERS ARE BEING REPEALED AND REPLACED TO CLARIFY AMBIGUOUS TERMS AND ELIMINATE CONFUSING TERMS, TO CLARIFY AND SIMPLIFY DEVELOPMENT AND DESIGN STANDARDS, TO CLARIFY AND SIMPLIFY THE APPLICATION PROCESS INCLUDING THE ROLES OF OTHER REGULATORY AGENCIES, TO RECONCILE CONFLICTS WITH WILDFIRE SUPPRESSION STANDARDS, TO BRING THE CHAPTER INTO COMPLIANCE WITH OTHER RECENT LEGAL REQUIREMENTS, AND OTHER RELATED PURPOSES. CHANGES TO THE CURRENT ORDINANCE ARE IN THE FOLLOWING AREAS, AMONG OTHERS: PURPOSE STATEMENT, CLUSTERING, GRADING, TRAILS, TREE REMOVAL, STREAM SETBACKS, WILDLIFE, LIMITS OF DISTURBANCE, LOTS OF RECORD, AND DEFINITIONS. **Presenter:** Curtis Woodward

Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an overview of the Foothills and Canyons Overlay Zone.

Commissioner Tippetts confirmed maximum five acres. Mr. Woodward advised 20% on limits of disturbance for everything. Commissioner Pinon confirmed increasing per acre 8,600 square feet.

Commissioner Wallace asked about Chapter 19.72.2 number 5, if it is removed does that mean it can never be done. Mr. Woodward confirmed no.

Commissioner Karcut asked if forty two inches an appropriate height for fencing and animals to pass by is. Mr. Woodward said that was suggested by state wildlife experts. He doesn't know if there is a way to put in spaced fencing.

Mr. Woodward provided suggestions on recommendation of the ordinance and the previous process. Commissioner Tippetts said this has been in discussion for two plus years. He has sat on this long enough and should move forward. Commissioner Wallace said people would like protection for their pets and forty two inches is not high enough. Fencing should be minimalistic so animals can pass through. Maybe refine the interior part of the lot to allow for fencing. Commissioner Tippetts said HOA CCNR's address the forty two inches, except in limits of disturbance can go as high as seven feet, and outside for limits of disturbance is forty two inches. Mr. Woodward said could be clarified. Commissioner Steed asked if all fences along the road are higher than forty two inches. Mr. Woodward said some are grandfathered in, but three to four have enforcement action on. Commissioner Steed said forty two inches for privacy is nothing, and there isn't going to be the tunnel effect. Commissioner Pinon said there was two-step fencing. Commissioner Tippetts said he doesn't want to see more than forty two inches along the road, privacy, protection of pets and ability of wildlife. There are other means to create privacy and other alternatives. Commissioner Pinon said further up the canyon are higher fences and is set back quite a ways. Commissioner Tippetts said not against, but limitations to a higher fence in selected areas. Commissioner Karcut said forty two inches seems low and amount of traffic and noise, would be reasonable to have homeowners have higher fences and it would prevent noise. He feels he needs to stand on the edge and isn't really an esthetic experience driving the road. He's willing to defer to the other commissioners. If they went with forty two inches, is there enough latitude for special circumstances by

way of waiver or an exception. Mr. Woodward said in the ordinance without a waiver built in and applying a variance is pretty strict. Commissioner Tippetts said he isn't opposed to looking at opportunities for a solution. He would hate to refine it and have a process. Commissioner Steed asked who determines and there's nothing about waivers. Commissioner Wallace said in his neighborhood there are three homes and all doors line up exactly, the architect planned it. He's wanted to put up some offset panels and figure out a creative way for wildlife to come through. Commissioner Pinon said smaller lots adjacent to main canyon road and takes limits of disturbance all the way to the property line and get far back from the road, and get away from the tight effect. Commissioner Tippetts said he feels stronger on his position when it is right on the road. Commissioner Pinon said look at examples of what is working and isn't, limits of disturbance would give a small lot to go to the road. Commissioner Wallace asked if they are going to the compound effect. Commissioner Tippetts said a straight fence with landscaping in front of it.

Mr. Woodward said he has setbacks, materials, landscaping screening in front of fence, maybe the idea of having a break in the fence every so many feet if animals need to get through. If there are other ideas he can take them. Commissioner Tippetts asked if the 31st to receive comment would be long enough before the November 16th meeting.

Commissioner Tippetts asked how he feels about excluding materials. Commissioner Pinon and Commissioner Steed confirmed they are in there. Commissioner Karcut asked if they have livestock in the canyon. Mr. Woodward said there is an allowance for horses with the conditional use and family food production to be applied for. Commissioner Pinon is concerned with the 20% limits of disturbance. Commissioner Tippetts said in all instances, talking a single residence. Mr. Woodward said correct, commercial is on a case by case basis. Commissioner Tippetts said a bigger lot should have larger limits of disturbance. He proposes up to five acres, 40,000 square feet. Commissioner Pinon advised of a property that imposed on vegetation and how do you prevent ranch style. Commissioner Tippetts said someone doesn't buy 100 acres to develop only a portion. Commissioner Wallace said the round house is one, now there's a home, barn and becoming a ranch. Commissioner Tippetts said since growing, and don't know if they want to encourage ranches, concerned with water quality. Three to five percent increase after five acres could potentially have a ten acre disturbed area.

Commissioner Karcut said there is inconsistency on fencing, 19.72.100C, fairly obsolete language and C and D are a blend on driveways and harmonize the language. Commissioner Tippetts said he agrees and asked how to proceed.

Commissioner Tippetts referred to page 18 and what defines a trail. Mr. Woodward said had to do with dealing with clustered housing, if we allowed it wasn't visually obtrusive as observed from the public street or a trail. County Council dropped the reference and said just reference the street. Commissioner Tippetts said he thought out down the road. Mr. Woodward said make sure referencing the approved master plans for trails. They did make a correction, as it was referenced trail plans by name and removed it, parks has trails element to identify trails.

Commissioner Tippetts referred to page 28, says Salt Lake County, and asked if it should say Emigration. Mr. Woodward said it should be changed. Commissioner Tippetts said lighting height page 44, talks about for public outdoor recreation facilities, he would limit to twenty-four feet. Commissioner Karcut confirmed suggestion from sixty feet to twenty-four feet and leaving eighteen feet for private. Commissioner Wallace said there should be a clause for automatic lighting and when to be turned off. Mr. Woodward said Metro Council has a big concern and wants to have a dark sky ordinance. There is a model lighting ordinance found, suggestions for all types of existing zones. He crafted an ordinance and hasn't had a chance to go through the metro township council, with provisions for automatic lighting shut

off. Commissioner Wallace asked if FCOZ has teeth regarding lighting. Mr. Woodward said it does but minimal.

PUBLIC PORTION OF MEETING OPENED

No one from the public present to speak.

Commissioner Tippetts said in agreement with majority of the document as it stands. Visit limits of disturbance and others within the next 30 days and get back to Mr. Woodward by October 31st.

PUBLIC PORTION OF MEETING CLOSED

Motion: To continue file #28983 to November 16th meeting for feedback.

Motion by: Commissioner Steed

2nd by: Commissioner Karcut

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

MEETING ADJOURNED

Time Adjourned – 9:43 a.m.