Mountainous Planning District Planning Commission
Public Meeting Agenda
Thursday, June 7, 2018 4:00 P.M.

Location
SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, ROOM N1-110
NORTH BUILDING, COUNCIL CHAMBERS
(385) 468-6700

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission’s agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

1) Approval of minutes from the May 3, 2018 meeting.
2) Other Business Items (as needed)

PUBLIC HEARINGS

30457 – Mr. Scotty John is requesting conditional use approval to establish a short-term rental on property. Parcel Area: .37 Acre. Location: 6719 South Central Fork Lane. Zone: FR-0.5. Community Council: Big Cottonwood. Planner: Jim Nakamura

ADJOURN
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MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, May 3, 2018 4:00 p.m.

Approximate meeting length: 1 hour 55 minutes
Number of public in attendance: 2
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Johnson

ATTENDANCE

<table>
<thead>
<tr>
<th>Commissioners</th>
<th>Public Mtg</th>
<th>Business Mtg</th>
<th>Absent</th>
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<tbody>
<tr>
<td>NEIL COHEN</td>
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<tr>
<td>NICOLE OMER</td>
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<tr>
<td>TOD YOUNG</td>
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<tr>
<td>LIBBY ELLIS</td>
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<td>LINDA JOHNSON (VICE CHAIR)</td>
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<tr>
<td>DON DESPAIN</td>
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<td>REID PERSING (CHAIR)</td>
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<td>CATHERINE KANTER</td>
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<td>JAMES PALMER</td>
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<td>CHRISTIE HUTCHINGS</td>
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<td>LAYNEE JONES</td>
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<thead>
<tr>
<th>Planning Staff / DA</th>
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<tbody>
<tr>
<td>Wendy Gurr</td>
<td>x</td>
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<tr>
<td>Max Johnson</td>
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<td>x</td>
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<td>Curtis Woodward</td>
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<td>Jake Young</td>
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<td>Zach Shaw (DA)</td>
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*NOTE: Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

PUBLIC HEARING

Hearing began at – 4:04 p.m.

30702 – Ordinance amendment to 2.88.020 and 19.86.020 to establish the planning commissions as the historic preservation commissions for their respective planning areas, to eliminate properties that are no longer in the unincorporated County jurisdiction from the list of historic properties, and to clarify the process for establishing future historic sites. **Planner:** Curtis Woodward

Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided information regarding the establishment of the planning commission as the Historic Preservation Commission.

Commissioner Cohen asked if his job is to make a recommendation to the council for adoption and if the ordinance requires the board meet quarterly. Mr. Shaw said it doesn’t specify. Commissioner Kanter asked if there are existing designated commissioners in the specialized areas. Mr. Woodward said none that he is
aware. Commissioner Despain asked additional questions about the criteria.

Commissioner Kanter motioned to open the public hearing, Commissioner Young seconded that motion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Big Cottonwood Canyon Community Council
Name: Barbara Cameron
Address: 11185 East Mountain Sun Lane
Comments: Ms. Cameron said she has worked with the Wasatch lodging club and she doesn’t know of any others that could be designated as historical. She is for this and the people in the canyon would appreciate it and hope there is more historic buildings.

Salt Lake County Counsel, Zach Shaw advised this structure isn’t listed, but this body can make recommendations to designate it under chapter 2.88.

Speaker # 2: Save Our Canyons
Name: Carl Fisher
Address: 824 South 400 West, B115
Comments: Mr. Fisher said he thinks its natural function for this board to take over the history in the canyons and a good thing to provide these things.

Commissioner Kanter motioned to close the public hearing, Commissioner Young seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval of file #30702 to the County Council for adoption as presented.
  Motion by: Commissioner Young
  2nd by: Commissioner Kanter
  Vote: Commissioners voted unanimous in favor (of commissioners present)

BUSINESS MEETING

Meeting began at - p.m.

1) Approval of Minutes from the April 5, 2018 meeting.
   Motion: To approve minutes from the April 5, 2018 meeting as presented.
      Motion by: Commissioner Cohen
      2nd by: Commissioner Young
      Vote: Commissioners voted unanimous in favor (of commissioners present)

2) Wasatch Canyons General Plan Update and Work Session – Jake Young (recurring)

Mr. Young inquired regarding the public process for adoption. Mr. Shaw advised of the process where public input would be accepted, and that the notice of intent to prepare general plan and notice of first public hearing must take place before a public hearing is possible, so the public should not speak at the work session. Mr. Young asked to open discussion on page three. Jim Carter identified initials in the document of comments as: LJ, Linda Johnson; NC, Neil Cohen; EM, Edward Marshall; and BC, Barbara Cameron.
Mr. Young advised the county has the lead government role. Defined CWC role and all the entities and venues. Governmental entities, signage and aesthetics discussed. Consultant will incorporate Save our Canyons comments into the documents as appropriate. Discuss TDR’s.

Commissioners, Staff and Consultants discussed: Tolls and services, parking lots, transit, broadband and communications coordinated shared hub facilities, ongoing maintenance and costs distribution, explore options for dedication of fees and tolls, explore county recreation district and dedicated funding, RAP tax, room and lodging taxes, and sales tax allocation. State and federal funding resources, watershed protection, and noxious weed versus invasive species.

Mr. Young departed at 5:32 pm

Commissioner Jones arrived at 5:33pm

TDR discussion on open space conservation, whether you have rights or not, land trades and exploring land exchanges.

Barbara Cameron said there is a large land owner Evan Johnson on KSL.com selling off 1 acre lots. Create program to buy out dry lots, and shouldn’t have a land trade.

Jim Carter’s notes:
Status of CWC;
Priorities in terms of importance, have done it in general plans, organized by decision makers, priorities by public;
Resource management plan; and
Recreation access

Commissioner Cohen motioned to close the business meeting discussion, Commissioner Palmer seconded that motion.

3) Other Business Items (as needed)

No other business items to discuss.

MEETING ADJOURNED

Time Adjourned – 5:59 p.m.
Conditional Use Summary and Recommendation

Public Body: Mountainous Planning Commission  
Meeting Date: June 7, 2018

Parcel ID:  
Current Zone: FR-0.5

Property Address: 6719 Central Fork  
Request: Short Term Rental

Community Council: Big Cottonwood  
Unincorporated:

Planner: Jim Nakamura

Community Council Recommendation: Approval with Conditions
Planning Staff Recommendation: Approval
Applicant Name: Scotty John

PROJECT DESCRIPTION

Mr John is requesting approval to obtain a conditional use permit to allow for the use of a short rental for an existing cabin in the Silver Fork area of Big Cottonwood Canyon.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located in the Silver Fork area of Big Cottonwood Canyon

LAND USE CONSIDERATIONS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Proposed</th>
<th>Compliance Verified</th>
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<tbody>
<tr>
<td>Location</td>
<td>Must be located in Big or Little Cottonwood Canyon east of the line between R1E and R2E.</td>
<td>Located in Big Cottonwood Canyon, east of the diving line.</td>
<td>Yes</td>
</tr>
<tr>
<td>Sewer Connection</td>
<td>Must be connected to a public sewer system.</td>
<td>Connected to a public sewer system.</td>
<td>Yes</td>
</tr>
<tr>
<td>Water Connection</td>
<td>Must be connected to an approved year round drinking water supply.</td>
<td>Connection to an approved year round drinking water supply.</td>
<td>Yes</td>
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ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern. However, Planning Staff supports the recommendations from the Big Cottonwood Canyon Community Council outlined below, and have listed these recommendations as conditions of approval.

NEIGHBORHOOD RESPONSE

Single inquiry regarding location and traffic impact (impartial) from neighbor residing in Silver Fork Area

COMMUNITY COUNCIL RESPONSE

The BCCC met on 5.14.18 they have given conditional approval for the Short-term rental request. A suggestion was made by the BCCC for guests to use 4 wheel/all wheel drive vehicles during the winter months. As a safety concern and prevent potential blockage of the road.

PLANNING STAFF ANALYSIS

Additional requirements for short term rentals are included in the definition of a short term rental:

**19.04.547 - Short-term rental.**

A. "Short-term rental" means any dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests, paying a fee or other compensation for a period of less than thirty consecutive days.

B. A short-term rental shall not contain more than four bedrooms.

C. A short-term rental shall be maintained to the following minimum standards:
   1. Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood; and
   2. Required parking areas and access to parking areas shall be maintained and available for use at all times. Parking for this use shall be contained on the site, and shall not be allowed on the public rights-of-way; and
   3. Snow shall be removed from sidewalks and driveways within one hour after the snow has ceased falling, provided that in case of a storm between the hours of five p.m. in the afternoon and six a.m. in the morning, the sidewalk shall be cleaned before eight a.m. the morning following the storm.

D. Occupants of a short-term rental shall not create excessive noise that is incompatible with adjacent land uses.
E. A short-term rental use shall not have any signs on the premises that advertise the use.
F. The use of a dwelling as a short-term rental shall not change the appearance of the dwelling or property for residential purposes.
G. Outdoor pools, hot tubs or spas shall not be used between the hours of ten p.m. and eight a.m.

PLANNING STAFF RECOMMENDATION

Staff recommends that the Mountain District Planning Commission grant approval of the Conditional Use Permit for Short Term Rentals subject to the following conditions:

1. Four (4 wheel)/all wheel drive vehicles to be used during the winter months. As a safety concern and prevent potential blockage of the road.
Legal Description: Parcel #24-21-427-012-0000
BEG N 89°33' W 757.5 FT FR E 1/4 COR SEC 21, T 2S, R 3E, SLM; N
89°33' W 149.5 FT; S 0°18' W 110 FT; S 89°33' E 149.5FT; N 0°18' E 110 FT
TO BEG. 0.37 AC M OR L. 8365-4858
Dear Jim and Wendy,

The Big Cottonwood Community Council recommends approval of Conditional Use Permit Application #30457 to operate as a short term rental, with the suggestion that the owners must advise guests to use a 4-wheel drive vehicle in the winter due to the steep access road. The property, owned by Scotty and Kara John, is located at 6719 S. Central Fork Lane. The recommendation was by unanimous vote.

Thanks for coming to our Council meeting to answer questions and concerns!

Barbara