



Planning and Development Services

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**MEETING MINUTE SUMMARY
EMIGRATION METRO TOWNSHIP PLANNING COMMISSION MEETING
Thursday, November 16, 2017 8:30 a.m.**

****Meeting minutes approved on December 14, 2017****

Approximate meeting length: 44 minutes

Number of public in attendance: 0

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner

***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
Alex Pacanowsky			x
Jim Karkut	x	x	
Robert Pinon	x	x	

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

BUSINESS MEETING

Meeting began at – 8:51 a.m.

- 1) Approval of Minutes from the October 12, 2017 meeting.

Motion: To approve minutes from the October 12, 2017 meeting as presented.

Motion by: Commissioner Karkut

2nd by: Commissioner Steed

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

PUBLIC HEARINGS

Hearings began at – 8:52 a.m.

- 2) Other Business Items (as needed)

Mr. Woodward advised preparation of zoning and subdivision ordinances from Salt Lake County to the Metro Townships. Will begin to be brought before this body for hearings in December or January. Emigration Metro Township Council would prefer the planning commission review, recommend and have the ordinance amendments brought before them at once.

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 THESE CHAPTERS ARE BEING REPEALED AND REPLACED TO CLARIFY AMBIGUOUS TERMS AND ELIMINATE CONFUSING TERMS, TO CLARIFY AND SIMPLIFY DEVELOPMENT AND DESIGN STANDARDS, TO CLARIFY AND SIMPLIFY THE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 update on the process.

Commissioner Tippetts asked regarding fencing, if any one exception allowed for it or do you have to apply for it. Commissioner Pinon asked under exception, did you identify gardens. Commissioner Steed said add gardens to the patio section.

Commissioner Tippetts said the only exception to limits of disturbance is Camp K and better off controlling 20 feet. Mr. Woodward said suggestion is 24 feet.

Commissioner Tippetts doesn't understand the purpose statements. Commissioner Karkut said 19.72.010, questioned whether to include the language. The reason asked, the only commercial area is a zc zone, because they have limited commercial areas, highlighting commercial economic developments is not necessary. He understands Mr. Woodward, he doesn't want it applied not in his back yard. His suggestions are minor and only two areas of commercial. Commissioner Tippetts said given the quantity are irrelevant and they have commercial and should be addressed. Commissioner Karkut said suggestions were for intent.

Commissioner Tippetts wants to acknowledge Commissioner Karkut's edits. Page seven, 19.72.050, eliminated item three, and why was that eliminated. Commissioner Karkut said that was Mr. Woodward's suggestion. Mr. Woodward said it is for MRZ, and they don't have MRZ. Commissioner Tippetts asked about 19.72.060, item 5. Mr. Woodward said the Mayor suggested and added by county council level. Commissioner Tippetts asked under fences standards, why they allow vinyl fences for horses. Mr. Woodward said not sure if it's a matter they last longer with horses. Commissioner Steed said issue number one, in the verbiage owner may be allowed to apply for a waiver, he wonders if they just add that as a bullet point if they needed a higher fence, they could apply for that. Mr. Woodward said design standards can be altered or waived, but doesn't apply to 19.72.100, if add planning commission discretion, could make that suggestion. Mr. Woodward said discussion to have fences near the road, if they rather it comes to the planning commission they can add that. Commissioner Pinon said if they can't comply, they need to come to the planning commission. Mr. Woodward said if you want to add number five to exceptions, may apply to the planning commission under unusual circumstances. Commissioner Steed said his exception is to number five. Commissioner Tippetts said as long as there is flexibility. Mr. Woodward said you'd want to add criteria, could be up for challenge. Commissioner Pinon said there are

always hardships that can be defended. Mr. Woodward said issue of topography can be added, if there are other places in the ordinance of better preservation of vegetation or stream setbacks.

Commissioner Tippets advised losing a quorum, take directional action. Commissioner Karkut asked if they can defer and schedule a work meeting.

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Motion: To continue file #28983 to the December 14th meeting to allow for a special working meeting on November 30th.

Motion by: Commissioner Karkut

2nd by: Commissioner Steed

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

Commissioner Karkut motioned to adjourn, Commissioner Steed seconded that motion.

MEETING ADJOURNED

Time Adjourned – 9:35 a.m.