

MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
 Thursday, November 2, 2017 4:00 p.m.

****Meeting minutes approved on December 7, 2017****

Approximate meeting length: 30 minutes
Number of public in attendance: 1
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	
TOD YOUNG (Chair)	x	x	
LIBBY ELLIS	x	x	
LINDA JOHNSON			x
DON DESPAIN	x	x	
REID PERSING	x	x	
CATHERINE KANTER	x	x	
JAMES PALMER	x	x	
CHRISTIE HUTCHINGS			x
NICOLE OMER	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson		x
Spencer Hymas		
Curtis Woodward		
Jim Nakamura	x	x
Chris Preston (DA)		
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 4:00 p.m.

- 1) Approval of Minutes from the October 5, 2017 meeting.

Motion: To approve minutes from the October 5, 2017 meeting as presented.

Motion by: Commissioner Ellis

2nd by: Commissioner Despain

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

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

Salt lake County Planning and Development Services Planning Supervisor Max Johnson advised the outcome from the open houses.

Commissioner Young said there were things discussed and recommendations made by the Blue Ribbon Commission and asked if any of that material has been referenced in this general plan. Mr. Johnson said many materials are provided as resources and will be used to approve the general plan; nothing will be redone except for the resource management plan. Commissioner Young looked at the consultants survey questions and feels they are redundant. Mr. Johnson said there is a fine line between having the public hearing process on one hand and on the other hand being exhaustive in turning over stones to help create the new product. Commissioner Young began referring to vision statements and goals. Mr. Johnson said there is a meeting next Thursday in Millcreek City. Commissioner Young asked if the plan is being developed consistent with the ordinances. Mr. Johnson said they are interwoven, and the County created a scope of work and counsel had input on elements from the MPDPC discussed in 2016, they're optimistic to integrate these elements. Commissioner Palmer said he hasn't seen any conflicts and he has a list of concerns. Commissioner Persing said the ordinances were created with an outdated general plan and the ordinances need tweaking. Commissioner Persing asked for the results from the public activity. Mr. Johnson said there's a way they can keep posted from the consultant. Commissioner Ellis asked about sending their information to the consultant. Mr. Johnson said he will send the links to the consultant to them. There is a report that has to be reported to the legislature this month of the accomplishments by the MPDPC.

3) Other Business Items (as needed)

No other business items to discuss.

Commissioner Persing motioned to close the Business meeting, Commissioner Despain seconded that motion.

PUBLIC HEARINGS

Hearings began at – 4:15 p.m.

30548 – Jonathan Carpenter is requesting a waiver for development on slopes exceeding 30% (Less than 40%). **Location:** 12362 East Forest Glen Road. **Community Council:** Big Cottonwood Canyon. **Zone:** FR-0.5. **Planner:** Jim Nakamura

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

Commissioner Persing asked if the slope is stable, and asked if red area is over 40%. Mr. Nakamura said with averaging brought down to 38%. Commissioner Palmer asked how to reconcile the last sentence in red regarding slope. Mr. Nakamura said the ordinance allows to average slopes with enough length, and Greg Baptist calculated that. Zach Shaw said slope is a defined term in the ordinance and under definition of slope it is an average of fifty foot intervals. Commissioner Despain asked when waivers for slope, isn't it incumbent on the homeowner to show slope stability. Mr. Nakamura said done with the FCOZ review and has been met and will be done prior to approval. Commissioner Despain asked if any guidelines on slope waiver can be referenced. Mr. Nakamura said has to be a lot of record and as far as crossing slopes greater than 30% his driveway applies as well. Commissioner Despain asked if they have to show the planning commission that conditions have been met. Mr. Nakamura said this was a permitted use last year and everything was met, but the slope issue is now being addressed. Mr. Shaw referred to grading process in FCOZ and County engineer addresses that grading plan. Planning commission can

approve the slope waiver, which doesn't have to take place after the technical review, but both have to take place prior to building permit. 19.72.070 is the grading standards.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Johnathan Carpenter

Address: 3780 Barbara Way

Comments: Mr. Carpenter said they tried to do the best they could and moved to the east, in a lesser steep area, rather than the center of the lot.

Commissioner Omer asked how big the lot was. Mr. Carpenter said just over half an acre and owned for three years.

Commissioner Cohen motioned to close the public hearing, commissioner Omer seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding a variance versus a waiver.

Motion: To approve application #30548 with the following conditions:

1. Construction of the single-family dwelling is subject to obtaining final approval of the in-process FCOZ Permitted Use application (File #29784) by Planning Staff.
2. Slope encroachment per a Slope Waiver is strictly limited to the disturbance of slopes of 40% or under. The Limits of Disturbance (LOD) cannot encroach into the 40% slope nor can the surface of that area be disturbed. Additional measures to prevent encroachment into this slope may be required at the time of Building Permit.

Motion by: Commissioner Persing

2nd by: Commissioner Ellis

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

MEETING ADJOURNED

Time Adjourned – 4:30 p.m.