

**MEETING MINUTE SUMMARY**

**MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING**

**Thursday, June 7, 2018 4:00 p.m.**

**\*\*Meeting minutes were approved on July 5, 2018\*\***

**Approximate meeting length:** 28 minutes

**Number of public in attendance:** 1

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Persing

**\*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	x	x	
LIBBY ELLIS	x	x	
LINDA JOHNSON (VICE CHAIR)	x	x	
DON DESPAIN	x	x	
REID PERSING (CHAIR)	x	x	
CATHERINE KANTER	x		
JAMES PALMER	x	x	
CHRISTIE HUTCHINGS	x	x	
LAYNEE JONES			x

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

**BUSINESS MEETING**

**Meeting began at – 4:01 p.m.**

- 1) Approval of Minutes from the May 3, 2018 meeting.

**Motion:** To approve minutes from the May 3, 2018 meeting as presented.

**Motion by:** Commissioner Johnson

**2<sup>nd</sup> by:** Commissioner Young

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

- 2) Other Business Items (as needed)

*Commissioner Johnson asked Counsel Zach Shaw to provide an update to the meeting conducted June 6, 2018 of the Central Wasatch Commission. Mr. Shaw confirmed Ralph Becker was hired and approved as the executive director and the Town of Alta was approved as a member and Alta mayor as a*

*commissioner, subject to approval of legislative bodies of the current members, as well as final budget being approved for the current year. Commissioner Johnson said Wilf Sommerkorn said the MPDPC would be cooperative and Jake Young gave an indication of the time line on the general plan and involvement of environmental impact study.*

## **PUBLIC HEARINGS**

**Hearings began at – 4:07 p.m.**

**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

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

*Commissioner Kanter arrived 4:10 pm*

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

## **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant/Home Owner

**Name:** Kara John

**Address:** 6719 South Central Fork Lane

**Comments:** Ms. John said they moved out of the cabin in hopes to rent as a short-term rental. They live down the street and rent a property there. The cabin is 900 square feet. Hope to minimize issues.

*Commissioner Johnson asked if they plan to stay there in Silver Fork. Ms. John said they plan to stay in the canyon and would like to stay in the atmosphere and get outdoors and don't see any reason not to. When they decided to move to the rental, they didn't know if they add to this cabin or invest in a short-term rental. Commissioner Cohen asked if they used to live there. Ms. John said they made improvements and upgraded, bought and moved in, in 2013. It has a loft and a small second bedroom. There's an indoor wood burning stove and outdoor firepit. Commissioner Despain asked if they plan to be their own property management company. They've considered outsourcing, but right now they want to do it themselves and see what they're competing with; if it seems easier they may use property managers. Commissioner Johnson asked if there is other heating. Ms. John said two propane heaters. Commissioner Johnson asked when it isn't occupied is it safe. Ms. John said thermostat kept at low setting but warm enough to keep the pipes from freezing. Commissioner Despain said he assumes staff has looked at snow removal and parking. Mr. Nakamura said yes, there are four offsite parking spots. Mr. Shaw said snow removal is a condition of approval, you don't have to impose independent when it's in the ordinance.*

**Speaker # 2:** Big Cottonwood Canyon Community Council

**Name:** Barbara Cameron

**Address:** 11185 Mountain Sun Lane

**Comments:** Ms. Cameron said the applicant appeared before them last Monday and the community council recommended approval of application. Concern centered around access in the winter and suggested the applicant advise guests to use 4-wheel drive, it's a steep road.

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

**PUBLIC PORTION OF MEETING CLOSED**

*Commissioners, Counsel and Staff discussed county noise ordinance and conditions already listed, management contact information posted, along with 4-wheel drive and quiet hours listed.*

**Motion:** To approve application #30457 with staff recommendation and advise renters to use 4-wheel drive during winter months, posting quiet hours per county ordinance, and post property management number outside.

**Motion by:** Commissioner Cohen

**2<sup>nd</sup> by:** Commissioner Johnson

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

**MEETING ADJOURNED**

**Time Adjourned – 4:29 p.m.**