

MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, September 6, 2018 4:00 p.m.

****Meeting minutes approved on November 1, 2018 with one amendment****

Approximate meeting length: 1 hour 43 minutes
Number of public in attendance: 11
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Johnson

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

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

BUSINESS MEETING

Meeting began at – 4:01 p.m.

1) Other Business Items (as needed)

Jake Young provided an update to the Wasatch Canyons General Plan and goals. Consultant is working on the draft of the plan and he doesn't know when it will be done. It will come in chapter by chapter and asks the commission if they want to see it chapter by chapter or the complete document. Commissioner Omer advised she would like to see a few chapters at a time and the commission agreed. They have only received very few surveys. They have stakeholder email lists to share with communities. Cities have published in their community newsletters. Closing the end of this month on comments.

Commissioner Omer motioned to open the public hearing, Commissioner Despain seconded that motion. Commissioners voted unanimous in favor (of commissioners present)

PUBLIC HEARINGS

Hearings began at – 4:09 p.m.

30722 – Shaun Hoggan is requesting a conditional use for a 2-unit dwelling group in the Foothills and Canyon Overlay Zone. **Location:** 6954 South Mt Aire Rd #86. **Zone:** FR-0.5. **Community Council:** Parleys. **Planner:** Jim Nakamura

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

Commissioner Johnson asked if the land would be subdivided. Mr. Nakamura said it isn't. Commissioner Hutchings said there are two spaces in the garage and two others and asked whether there is fire turnaround. Mr. Nakamura said he has adequate spaces. Commissioner Omer asked about internal property lines and where will the fence go. Mr. Shaw asked if FCOZ would apply. Commissioner Young asked where a fence would go per the underlying zone. Mr. Nakamura said within the property lines and would designate where the road is, but in FCOZ a fence is not allowed, except for 42 inches or less wood fence. Commissioner Omer said fences should not be there unless recommended. Mr. Shaw said FCOZ is an overlay zone and is an additional requirement over the underlying zone and must be followed. Commissioner Hutchings asked how much taller the new structure is. Mr. Nakamura said he's rebuilding the existing structure and will be larger.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Shaun Hoggan

Address: 3103 Silverhawk Drive

Comments: Mr. Hoggan said he had grown up in the canyons and gained experiences. Acquired property and wants to rebuild the existing structure. It's mainly the same size with an exception of stairway extended out. In the design, the structure would be in the same footprint. Asking for additional living space, the existing footprint doesn't allow room for existing family and wants to use additional space above garage.

Commissioner Johnson asked for square footage of main dwelling. Mr. Hoggan said designed at 3,000 square feet, currently 750 square feet. New one is stacking the same structure on three layers. Commissioner Cohen asked how you enter from Parleys. Mr. Hoggan said three to five miles up Parleys, Ranch 132 and travel another two miles on seasonally accessed road, non-plowed inaccessible in winter. Not designed as a permanent dwelling and would go up there for holidays. Commissioner Cohen said building is a three-season home and a guest house. Commissioner Despain asked square footage of space two, applicant said 1,000 square feet. Commissioner Omer asked if many neighbors with homes in that area. Mr. Hoggan said he does. Commissioner Johnson asked of any animals traveling. Mr. Hoggan said that no fencing would address, and there is quite a bit of wildlife.

Speaker # 2: Citizen

Name: Mark Elieson

Address: 2845 South Buccaneer Drive

Comments: Mr. Elieson said he is familiar with this canyon and his grandfather had property at the ridgeline. There is an immense amount of wildlife. Growing up on the hill, a lot of rattlesnakes. He is in favor of project going through, well thought out and has probably played on that spot. Beautiful canyon and hopes they enjoy and he is in favor.

Speaker # 3: Applicant

Name: Shaun Hoggan

Address: 3103 Silverhawk Drive

Comments: Mr. Hoggan said he wants to thank the council and appreciates time and county through the process. Will take time, but outcome is ultimately better and thanks the effort.

Commissioner Cohen asked his experience with the revised FCOZ. Mr. Hoggan said it was difficult and challenging and time consuming. FCOZ can be a detractor and could be a good or bad thing but adds extra steps. Commissioner Young asked if there is a benefit of having FCOZ in place. Mr. Hoggan said it provides a guideline for certain people in the area and his height restriction he didn't like, but outcome was positive. Commissioner Young said FCOZ was designed to benefit everyone, and there are protections in there for you and your neighbors. Mr. Hoggan said he has been communicative with the neighbors and FCOZ did guide a lot of his ideas. FCOZ is designed to protect the land and property owner rights. Hard for anyone to have restrictions placed on them and have additional costs; with a budget you would have a problem, but someone with larger capabilities and access, not a big problem and protecting the environment.

Commissioner Young motioned to close the public hearing, Commissioner Hutchings seconded that motion. Commissioners voted unanimous in favor (of commissioners present)

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30722 as presented without requiring fencing and comply with FCOZ standards.

Motion by: Commissioner Omer

2nd by: Commissioner Despain

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

BUSINESS MEETING

Meeting reopened at – 4:37 p.m.

- 2) Approval of Minutes from the July 5, 2018 meeting.

Motion: To approve minutes from the July 5, 2018 meeting as presented.

Motion by: Commissioner Despain

2nd by: Commissioner Hutchings

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

- 3) Historic Preservation Commission training for the Mountainous Planning District and Salt Lake County Planning Commission members.

Commissioner Elieson and Commissioner O'Meara sat in from the Salt Lake County Planning Commission.

Mr. Woodward provided an introduction of Zach Shaw and State Historic Preservation Office.

Mr. Shaw provided a handout of the Salt Lake County Ordinance and read the changes.

Commissioner Kanter arrived at 4:43 pm.

Roger Roper with the State Historic Preservation Office provided an analysis of programs for grants.

Commissioner Omer excused herself at 5:25 pm

Mr. Roper said there is a workshop on the 27th of September in the Rio Grande with five to six sessions.

Commissioner Despain motioned to adjourn, Commissioner Young seconded.

MEETING ADJOURNED

Time Adjourned – 5:44 p.m.