

MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, January 3, 2019 4:00 p.m.

****Meeting minutes approved on February 7, 2019****

Approximate meeting length: 1 hour 30 minutes

Number of public in attendance: 4

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Despain

***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	x	x	
DON DESPAIN (Chair)	x	x	
REID PERSING	x	x	
LAYNEE JONES (Vice Chair)	Tele-conference	Tele-conference	
JAMES PALMER	x	x	
CHRISTIE HUTCHINGS	x	x	

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

BUSINESS MEETING

Meeting began at – 4:02 p.m.

- 1) Election of Chair and Vice Chair 2019

Election of Chair for 2019

Motion: To nominate Commissioner Despain for Chair, Commissioner Despain accepted.

Motion by: Commissioner Johnson

2nd by: Commissioner Persing

Vote: Commissioners voted unanimous in favor

Election of Vice Chair for 2019

Motion: To nominate Commissioner Jones for Vice Chair, Commissioner Jones accepted.

Motion by: Commissioner Persing

2nd by: Commissioner Young

Vote: Commissioners voted unanimous in favor

PUBLIC HEARINGS

Hearings began at – 4:19 p.m.

30780 – Shaun Hoggan is requesting a conditional use for private recreation in the Foothills and Canyon Overlay Zone. **Parcel Area:** .59 Acres. **Location:** 2214 South Aspen Road (Mt Aire Canyon). **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 Omer said she was curious that applicant wanted to build this structure instead of a cabin. Mr. Hoggan said he has a cabin down the street, and this will be accessory to a nonadjacent parcel. Design and construction would be quality and won't look unusual or stand out. Commissioner Young asked if structure was less than 300 square feet. Mr. Hoggan said footprint is less than 200 square feet, but two levels. Commissioner Cohen verified this is a conditional use because it's private recreation. Commissioner Johnson asked about the applicant attorneys' comments. Mr. Nakamura said applicant attorneys' comments addressed the definition of recreation, since our ordinance doesn't define recreation. Commissioner Johnson asked if she can request a camper toilet. Mr. Nakamura said health wouldn't approve that. Mr. Hoggan said he has been asked about occupation of the building. He doesn't believe it's designed or intended for that. Commissioner Cohen asked if there would be lighting. Mr. Hoggan said the building will have accessory power. Commissioner Hutchings asked about the primary use. Mr. Nakamura said the primary use was recreation, the building was accessory to that use, and both the primary and accessory use were conditional uses. Mr. Nakamura said the lot is subdivided and could be built on in the future, but that's not up for discussion. Mr. Nakamura asked to wait for after the public hearing before a vote is taken.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Shaun Hoggan

Address: 3103 Silver Hawk Drive

Comments: Mr. Hoggan said he appreciates the attention, staff worked hard to follow the rules.

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

Speaker # 2: Citizen

Name: DeMayne Oliver

Address: 2352 Seirrey Road

Comments: Mr. Oliver said he's interested in finding out what's happening and has been monitoring the canyon. His question is if this is year-round.

Mr. Hoggan said the building will be used in the winter to store snowmobiles and in summer to store four wheelers, but primarily for summer use. Mr. Oliver said everyone is concerned about the canyon and wants nothing to deteriorate the canyon. Personally he is in favor because the building is not an eye sore and no reason not to be able to do it.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30780 with staff recommendations, and condition that dwelling isn't habitable.

Motion by: Commissioner Johnson

2nd by: Commissioner Young

Vote: Commissioners voted unanimous in favor

BUSINESS MEETING (cont.)

Meeting began at – 4:38 p.m.

- 2) Approval of minutes from the November 1, 2018 meeting.

Motion: To approve minutes from the November 1, 2018 meeting as presented.

Motion by: Commissioner Johnson

2nd by: Commissioner Omer

Vote: Commissioners voted unanimous in favor

- 3) Discussion to schedule a field trip for Canyons General Plan, scope of the field trip, and date.

Commissioners had a brief discussion regarding location.

- 4) Discussion regarding the Historic Preservation Commission for the Mountainous Planning District Planning Commission members.

- 5) Other Business Items (as needed)

Commissioner Johnson advised there is a mining site up above Brighton and a man will rent a camping site, and can't sell because he can't subdivide, but he's selling something. Commissioner Despain said the man inherited property and came up with glamping, the man tells campers they can drive down to the Nordic center for bathroom.

Commissioner Cohen motioned to adjourn the meeting.

MEETING ADJOURNED

Time Adjourned – 5:32 p.m.