

MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, February 4, 2016 4:00 p.m.

Meeting minutes were approved on May 5, 2016

Approximate meeting length: 3 hours 13 minutes

Number of public in attendance: 30

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	
BRYAN O'MEARA			x
TOD YOUNG (Chair)	x	x	
LIBBY ELLIS	x	x	
LINDA JOHNSON	x	x	
DON DESPAIN	x	x	
ROGER KEHR (Vice Chair)	x	x	
REID PERSING	x	x	
CATHERINE KANTER	x	x	
JAMES PALMER	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson	x	x
Spencer Hymas	x	x
Curtis Woodward	x	
Rolen Yoshinaga	x	
Jena Carver	x	
Todd Draper	x	
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 4:00 p.m.

- 1) Approval of Minutes from the January 7, 2016 meeting.

Motion: To approve minutes of the January 7, 2016 meeting with the approved amendments.

Motion by: Commissioner Johnson

2nd by: Commissioner Kanter

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

- 2) Other Business Items (as needed)

Confirmed the Working Meeting Agenda of February 8th has posted for FCOZ and MRZ.

PUBLIC HEARINGS

Hearings began at – 4:11 p.m.

Administrative

29604 – David DeSeelhorst is requesting an Exception to the standards for roadway development for a newly proposed 8 Lot subdivision. This request was filed in connection with Subdivision File #29604. **Location:** 12000 East Big Cottonwood Canyon Road. **Community:** Big Cottonwood. **Zone:** Fm-10. **Planner:** Spencer Hymas

Salt Lake County Township Services Planner Spencer Hymas provided an analysis of the staff report.

Commissioner Kehr asked if a fifty foot radius by looking at the retention pond is correct. Salt Lake County Township Services Traffic Engineer Jena Carver said all radiuses (3) are less than the recommended mph speed. The fire department requirement is 28 feet and they meet the requirements. Commissioner Kehr asked what the standards are. Ms. Carver said Salt Lake County ordinance adopts national standards. Commissioner Kehr asked why we don't adopt the amendments that are part of our ordinance. Salt Lake County Township Services Division Director Rolan Yoshinaga said the amendments come through various bodies at different times and will adopt a global set of recommendations. They don't always pick up the ordinance. Commissioner Johnson asked when it was looked at if they took into consideration that the road doesn't exist and ends in a parking lot. There are other master plans in existence that involve the parking lot. She worries about ingress and egress. Mr. Hymas said the road will still maintain the easements and connect to church road. Commissioner Ellis said in reading through the information, she isn't sure why this needs to be done. There are regular road standards. Mr. Hymas confirmed the applicant has made an application for an 8 lot subdivision, which will come before them. Commissioner Palmer asked why the road doesn't apply. Mr. Hymas said they are trying to mitigate the impact to the roads and removal of trees. The proposal is for a 20 foot road and requires a recommendation from this body to take to the Mayor. Commissioner Cohen said there is a road, but is narrow and accesses the rest of the development above. Asking for exception to build it and 1% grade, and because they're putting a new road in, they would normally have to have the three. Commissioner Kanter said she is not recommending because of safety concerns and an emergency vehicle would not be able to turn around. Ms. Carver said that's not what it for, it means another car would not be able to pass. Commissioner Kanter asked if a reason for denial is safety. Ms. Carver said they are providing a 25 foot road for a portion and remainder is 23 feet. Commissioner Palmer asked if the fire regulation is 25 feet, but the exception is 23 feet. Mr. Hymas confirmed nothing has been articulated at this time. Commissioner Johnson asked about the parking lot, there couldn't be passage of fire engine of the kind that is EPT in the fire house. Many occasions a fire truck couldn't get through there. She doesn't think it's safe to put that many more houses down there. Mr. Hymas said the concerns would be better addressed if and when the subdivision plat is brought forth. Mr. Hymas said Ms. Carver was trying to say that the Mayor may approve, but the fire department would not sign off on it.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: David DeSeelhorst

Address: not provided

Comments: Mr. DeSeelhorst said the property being subdivided is already master planned for 120 bedrooms. They're asking to down grade to an 8 lot subdivision, this comes after the fact. Church road connection is a fifteen mph road and is fifteen feet wide, at best. A twenty-five foot road is standard, but makes no sense to continue a large roadway connecting through fifteen feet. He wants to match and balance with what is already there and standard up Big Cottonwood Canyon.

Commissioner Kehr asked why fifteen feet was approved and now were saying twenty-five. The Applicant, Mr. DeSeelhorst said it is at the end of the road and is impossible to improve the roadway built on a thirty-five foot slope. Ms. Carver said she has the approval for that subdivision and the applicant wasn't able to widen the road up to the subdivision along the front down to twenty feet. She did approve that. Mr. DeSeelhorst asked where they got the twenty-five mph. Ms. Carver said she is approving the twenty-five mph road. Commissioner Despain said the roads in the wintertime and the plowing are down to ten feet.

Speaker # 2: Big Cottonwood Community Council

Name: Barbara Cameron

Address: 11185 Mountain Sun Lane

Comments: Ms. Cameron said the community council has have not seen this application and is it possible the community council has access to this process. She hopes to keep church road access to the homes up there, during the construction and completion process.

Speaker # 3: Citizen

Name: Dave Robinson

Address: 115 South 1100 East

Comments: Mr. Robinson said to minimize the footprints. International fire code states, they can go on a twenty foot road. He's surprised we say we want to be sensitive to the environment, but then say widen your roads. They have fire code enforcers sign off on twenty foot fire access all the time. He's puzzled as to a recommendation coming in to widen the roads.

Speaker # 4: Citizen

Name: Janey Johnson

Address: Church road

Comments: Ms. Johnson asked when they would start working on the road, when everything is approved. Will there be new road replacing and what the surface of the new road will be.

Speaker # 5: Applicant

Name: David DeSeelhorst

Address: not provided

Comments: Mr. DeSeelhorst confirmed he doesn't know when the project will begin. The road that runs will continue to be serviced. Residential roads run through the center and he won't have to change the access.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Palmer asked if church road was public or private. Ms. Carver confirmed private.

Motion: To recommend application #29604 to the Mayor for approval, with Staff Recommendations.

Motion by: Commissioner Kanter

2nd by: Commissioner Kehr

Vote: Commissioner Ellis voted nay, all other commissioners were in favor (of commissioners present). Motion passed.

Commissioner Ellis advised she is concerned with paving the road and what will go on the road. Commissioner Young said they aren't at the subdivision yet. Commissioner Johnson said she thought staff said a twenty-five foot road was acceptable.

Salt Lake County Mayor McAdams spoke on FCOZ and proposed revisions to FCOZ. He wants to be respectful of the planning commissioner's role and look at recommendations and bring them forward. He is hoping to remove the sunset on the MPD and the true test is FCOZ and the work on a proposal. He would like to see this body remain and continue. He will be drafting a letter to the house, requesting the sunset removed and to expedite the recommendation on the proposal. These are big decisions and he hopes they arrive at a recommendation by March 1st. He is hopeful that there is a consensus and that county staff can engage the public and receive public feedback and comment. Hopes there is a consensus from landowners and the public. He asks them to work diligently over the next few weeks to find consensus with hope and aspiration, that people feel comfortable. Engage different stakeholders that we can find consensus and make a compelling argument to legislature. Legislation will be held in the senate and continue jobs with FCOZ moving forward.

Commissioner Young said they are hoping for consensus on the planning commission. Staff is excellent and appropriate. He commends staff on the work being done with the planners in the area. He said will spend a lot of time over the next few weeks and bring backgrounds and expertise. Commissioner Kanter asked if this means FCOZ and MRZ. Commissioner Johnson asked what the board could do to be helpful at the legislature. He has high aspirations to see where to be by March 1st.

29718 – Ann Atkisson is requesting approval of a conditional use permit for operation of a Short Term Rental. **Location:** 11159 East Burnt Flat Road. **Community Council:** Big Cottonwood. **Zone:** FR-0.5 (Forestry and Recreation). **Planner:** Todd A. Draper

Salt Lake County Township Services Planner Todd Draper provided an analysis of the staff report.

Commissioner Kehr asked if burnt flat road was flat. Mr. Draper said some slope but not much. Commissioner Kehr asked Commissioner Young if they made a motion to approve, would it require the owner to require renters to use an all-wheel drive vehicle.

PUBLIC PORTION OF MEETING OPENED

Commissioner Kehr asked applicant if driving around with people in two wheel drive vehicles poses problems. It would be nice for out-of-towners to have four wheel drive vehicles. He asked the applicant if she would be willing to advertise, stating renters November 1st through May 1st are required to. Applicant, Ms. Atkisson said she could list it as a recommendation. Commissioner Palmer asked for clarification. Is the requirement four wheel drive or chains. Commissioner Kanter said suggestions by the community council and is the applicant. Ms. Atkisson said she would talk to the person that handles is.

Speaker # 1: Big Cottonwood Community Council

Name: Barbara Cameron

Address: 11185 Mountain Sun Lane

Comments: Ms. Cameron thanked Mr. Kehr for his graciousness. She thanked Mr. Draper for driving up in the dark, during a snow storm and explain this to them.

PUBLIC PORTION OF MEETING CLOSED

Motion: to approve application #29718 as presented, with Staff Recommendations.

Motion by: Commissioner Kanter

2nd by: Commissioner Palmer

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

Legislative

29743 – Shayneh Starks is requesting a rezone from FR-20 (Forestry Recreation) to F-1 (Forestry) to allow for a proposed cemetery use. **Location:** 6301 East I-80 Freeway. **Community Council:** Parleys Canyon. **Planner:** Todd A. Draper

Salt Lake County Township Services Planner Todd Draper provided an analysis of the staff report.

Commissioner Kanter said there are two options and the third one is rezone. She asked if this is a viable option to consider. Mr. Draper said it is a tricky option and to go onto the county council as an option, of the options least viable. Commissioner Kanter asked about adding uses. Mr. Draper said can't add uses, only restrictions. Commissioner Kanter said her concern is why it's important for a two acre cemetery. Mr. Draper said use isn't out of character and the master plan doesn't address, visual impacts are a concern. An F-1 zone is more restrictive than the FR zone. This is the only option as an outdated zone. Other zones would be more commercial in use. Commissioner Johnson asked what the uses of a green cemetery are and can it have a number of types of uses and a specific meaning to the use. Mr. Draper said the planning department recognizes a cemetery and this will still have to go through a conditional use, only if rezoned. Commissioner Palmer asked why they couldn't recommend a text amendment to add cemetery as a use. Mr. Draper said would be difficult and text amendment requires the planning commission to take to 16 community councils and seven planning commissions for recommendation. County Counsel Zach Shaw confirmed that is accurate. Mr. Draper said that would open up a large number of areas in the canyon. Commissioner Kanter said it appears everything listed is permitted, except for cemetery personal use and underground record vaults. She didn't know they were added in F-1, page 3. Mr. Draper said underground record vaults are allowed in both zones.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Shayneh Starks

Address: not provided

Comments: Ms. Starks said ultimately they're talking about a cemetery, a conservation burial ground. Other green cemetery is to preserve the land and ensure the funding for land conservation. She wants to leave the land the way it is, changing and offering something new or offering something old. She wants to offer something more natural.

Commissioner Young asked about the staff's recommendation and asked if she was comfortable with the restrictions. Applicant, Ms. Starks said she doesn't understand. Commissioner Young said if it changes. Ms. Starks said if the beloved loved one is in the ground and it has to be promised to be used for this property. She said she has concerns with the current owner of the surrounding property. She hopes for it to be a natural process, on private property. She can only see flat, viable burial space. Commissioner Young said no problem with zone change as outlined in the staff recommendations. Commissioner Cohen asked if she owned the 63 acres. She said she has been looking at purchasing it and is concerned with other optional uses. She would look at purchasing more of his land for later on. She said wants to keep things natural. Commissioner Kanter asked if she owns this. Ms. Starks said no. They have a contract to purchase the 63 acres and will not purchase unless she can do this.

Max Johnson said they did send an email requesting more information. Mr. Draper said there is a typo on page two in zoning and proposed an F-1, is one for every 20,000 square feet. Commissioner Young confirmed they could see 134 units up from the three with the current zone.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Kanter said she has concern on a complete rezone to limit a limited purpose, which is a cemetery and she appreciates the conditions. She would like the type of uses reduced to two. By changing to FR-20, still a different purpose zone. She doesn't have a problem with a cemetery, there's no mausoleum, but struggling to accomplish and rezone 63 acres to residential. If this is the way this is the most viable option, she is articulating concerns. Commissioner Young confirmed this is only a recommendation to the county council. Commissioner Despain asked if the applicant can purchase the land and ask to subdivide. Mr. Draper said that is always an option, whether the zone, it wouldn't have a bearing and would have to subdivide off 20 acres. Overlay would still apply. Commissioner Kehr asked why that statement is made to be slim. Mr. Draper said each lot has to. Commissioner Persing said the flat areas on the parcel are remnants of parleys creek and for the purposes and changing the zone in that area is not pertinent. Commissioner Palmer said he concurs with Commissioner Kanter, and if they are approving, these restrictions need to be in place. Since the applicant doesn't have the title today, the owner could come in and change it. Commissioner Cohen asked about the request to rezone to a zone no longer used. Need to give consideration to the 1989 plan, that plan recommends new areas in parleys canyon not be created. Commissioner Ellis would agree and thinks that FR-20 was established in the canyon for a reason and good reason for maintaining. She concurs with staff recommendation.

Motion: to recommend denial to the county council on application #29743, with 5 of 5 reasons supporting denial of the proposal and one additional reason: Resurrecting a zone to be decommissioned.

Motion by: Commissioner Kehr

2nd by: Commissioner Palmer

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

28983 – (Continued from 01/07/2016) - Recommendation on amended Foothills and Canyons Overlay Zone; combining Chapters 19.72 and 19.73 into a revised FCOZ chapter (19.72) of the Salt Lake County Zoning Ordinance. **Presenter:** Curtis Woodward

29717 – (Continued from 01/07/2016) - Recommendation on the creation of a new Mountain Resort Zone; establishing Chapter 19.13 of the Salt Lake County Zoning Ordinance. **Presenter:** Curtis Woodward

Salt Lake County Township Zoning Administrator Curtis Woodward. Commissioner Kanter asked if the working meetings are for just commissioners or if the stakeholders are invited. Mr. Woodward said the public is invited, but may not speak. It is a public meeting, not a public hearing. Commissioner Cohen asked if the January 8th version has everything in it. Mr. Woodward said they haven't repeated every email and comments. This is most current.

Commissioner Kehr asked if they could discuss TDR's. Commissioner Young said could be discussed at a later date. Commissioner Kehr asked if the public could discuss TDR's. Commissioner Young said they can discuss whatever they want. County Counsel Zach Shaw said they need a motion to combine the items into a combined hearing.

Commissioner Johnson motioned to combine file # 28983 and file #29717 and open the public hearing, Commissioner Palmer seconded. Commissioners voted unanimously in favor (of commissioners present)

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: Suzanne Stensaas

Address: 2460 East Lynwood Drive

Comments: Ms. Stensaas said she opposes the changes. Zoning rules and regulations have been accepted and reason to amend them and immediately start to change the conditions, she doesn't think is appropriate. She has been a resident since 1968 and stayed because of the mountains and change and use is tremendous, cannot get away from people. Need more space and use of the mountains and free to state and visitors. No reason to have road cuts on steeper slopes and buildings closer to watershed. Resorts and mountains being loved to death and walk gently. She skies at snowbird and hikes in the summer. Development on slopes of more than 30% should be prohibited. Don't need more concrete. The amusement developments, noisy, ropes, walls proposed slides. And snowbird is trying to move their amusement park into American fork canyon and install poles for a zip line on private property. The canyons have enough development.

Commissioner Cohen asked if she's opposed to current FCOZ. Ms. Stensaas wants to keep it the way it is.

Commissioners and Staff had a brief discussion.

Speaker # 2: Citizen

Name: Rusty Vetter with Salt Lake City

Address: not provided

Comments: Mr. Vetter said Salt Lake City is the major land holder in the Wasatch. Salt Lake City is unique in state legislature to protect the water shed and has worked with county for years to develop and make sure watershed is protected. Salt Lake City has worked with the Blue Ribbon Commission and has revisions and looks forward to working with staff. They have concerns with 19.72.020, subsection D with great concern with the language proposed and working towards language for county and city. This is inviting conflict. He looks forward to having dialogue and would not support language.

Commissioner Kanter asked if he is prepared to submit. Mr. Vetter agreed he is.

Speaker # 3: Citizen

Name: Andrew McLean

Address: 3021 South Lambs Canyon

Comments: Mr. McLean said they never heard of FCOZ when they started building in 2006 and took 3 years to get building permit. FCOZ as it is, is a fantastic ordinance and keeps the canyons in great shape. When platted in 1907, there was no ordinance and you could build anything you want, this caused a lot of grandfathering issues. He wants it kept as is, strengthened or enforced.

Speaker # 4: Citizen

Name: Dave Robinson

Address: 115 South 1100 East

Comments: Mr. Robinson said he appreciates extraterritorial. He has sat on mountain accord and FCOZ. Appreciates the weigh in on applications and canyons. The State ombudsman thinks it would be a real helpful memo with what can and can't do. This doesn't mean city is unlimited, he will leave a copy. Whether FCOZ or MRZ, it is important to identify when the interested parties are anticipating DRT.

Applicants complain about DRT, but don't address their issues and Salt Lake City Public Works hands a list. Use caution to make sure applicant is aware through the process. Appreciated Commissioner Kehr bringing up DRT. Recommended through canyons and the Blue Ribbon Commission but lacking in revision for FCOZ and MRZ. He refers to land trades as TDR's. Same value whether a land trade or not and has recommended language for land trade. Idea that folks will have recommendations done in 3-4 weeks boggles his mind.

Speaker # 5: Log Haven

Name: Ed Marshall

Address: 6451 East Millcreek Canyon Road

Comments: Mr. Marshall advised he submitted comments in writing. Many of their comments were of nature that could be satisfied by staff. One is concept of limits of disturbance, residential properties over 1 acre. Still cannot develop, use or improve over 90% of the land they own, not of how restrictive this proposal would be. Most zoning ordinances rely on setback limitations, no coverage. County ordinance with highest is RCOZ and stream setbacks in section 3a. Planning commission reviews and urges commissioners to check into it.

Speaker # 6: Sierra Club

Name: Will McCarvill

Address: not provided

Comments: Mr. McCarvill submitted comments and explained where he is coming from. He was a member of the Blue Ribbon Commission. Over last periods of time, words mean a lot. He looked at the purpose of the FCOZ and he recommends changes to purpose statements. He read his amendments to the purposes.

Speaker # 7: Citizen

Name: Tom Digal

Address: 2256 South 1800 East

Comments: Mr. Digal said he moved here for the Wasatch mountains and spends every day up there. He is a business owner. Loosening of the regulations and would benefit the resort ski industry. They have an opportunity to use existing footprint to maximize. Taking regulations that have been put in place for a long time should be maintained in the future. Current zoning should remain in place.

Speaker # 8: Citizen

Name: Brandon Farley

Address: 3759 South Pear Apple Circle

Comments: Mr. Farley said skiing in the canyons, he supports FCOZ and opposes any zoning for resorts, its fine how it is. As a child going up to Little Cottonwood Canyon and never felt like he needed amusement as a child.

Speaker # 9: Citizen

Name: Jeff Larsen

Address: 1188 North

Comments: Mr. Larsen said he has experienced all canyons for 25 years. He used to love park city, with the development and opposes development and changes to the canyons. The animals and sanctuary where they live and watershed is being destroyed. He supports public transit.

Speaker # 10: Citizen

Name: Mike Anderson

Address: not provided

Comments: Mr. Anderson said he is the state chair for back hunters and anglers. Change is inevitable and acceptable. Asks while changing, why they are not concerned about the fisheries, they feel very well protected. With big game and seeing the language in the proposals to protect wildlife, he doesn't see anything specific. Commissions interest to make up. This is a value to everyone to look at the animals. When it comes to winter time, migration corridor for animals to move from winter to summer. He will forward the excessive research done on migration paths and range needs.

Speaker # 11: Save Our Canyons

Name: Carl Fisher

Address: 824 South

Comments: Mr. Fisher provided comments on FCOZ and MRZ. This is the environmental ordinance for the Wasatch canyons and if we don't enact the highest standard, he urges to not make arbitrary round numbers for setbacks, but use information. There has been research done for wetlands and streams, national forest and many jurisdictions. He said this should be managed like a landscape. Looking at this backwards isn't working and led to degradation. They pulled a report by the forest service, and Little Cottonwood Canyon is listed as impaired from development. To get out of the red, do something proactive. Big Cottonwood Canyon and Millcreek are functioning at risk and should do everything we can to move the areas into the green area. Mapped wildlife corridors and look at how wildlife is moving through alpine areas for game. He read the definition of category 1.

Mr. Fisher said MRZ shouldn't be looking at aspen and vail with conditions. Doesn't want to see park city in these canyons.

Speaker # 12: Citizen

Name: George Farga

Address: 8525

Comments: Mr. Farga with Wasatch backcountry lines. They have strong concerns to develop lifts and trams on slopes over 30 feet. Lift alignments and construction is important to user groups. Maintain oversight and put conditions on lift construction. Can't grant exceptions.

Speaker # 13: Citizen

Name: Tom Jones

Address: 6536 South Rita Circle

Comments: Mr. Jones represents snowbird. He agrees with the general purpose on FCOZ. He appreciates Salt Lake County Public Works. Snowbird has a master plan approved by Salt Lake County in 2008.

Speaker # 14: Citizen

Name: Mike LaBecky

Address: 3370

Comments: Mr. LaBecky said he 2nd the motion to not develop anything further in the canyons. He is there representing his daughter. Enjoy Little and Big Cottonwood Canyons, that's why he moved here. He wants to end anymore development. They went back country skiing on the ridge and across the way was a huge restaurant desecrating the sunrise. Stop the development in the canyons.

Speaker # 15: Citizen

Name: Kent Burningham

Address: 1340 South Shannon Street

Comments: Mr. Burningham said he speaks for himself and people who follow. Forget this area belongs to millions of people. Wasatch is very unique and surrounding by ski areas and pointed out the canyons

on the Wasatch don't have to look like other ski resorts. Nothing more unattractive to get in when the snow is gone and no reason for altering previously deliberated limits. Once you go beyond 30 degree development, can always find an engineer to go beyond. They have had landslides, need to be stronger and more protected. Not attractive at snowbird. The mountain didn't need improvement and now will dribble down into another county.

PUBLIC PORTION OF MEETING CLOSED

Motion: to continue file #28983 and file #29717 to the March 3rd meeting.

Motion by: Commissioner Cohen

2nd by: Commissioner Johnson

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

29748 – Amend Chapter 19.78 of the Salt Lake County Zoning Ordinance – Planned Unit Developments (PUD). **Presenter:** Max Johnson

Salt Lake County Township Planning Supervisor Max Johnson provided an analysis of the amendments to the PUD Ordinance. Commissioner Kanter asked about using developable land. There are provisions in FCOZ that talk about clustering, and asked if planning would add something like provide protection and can't take a mountainside. County Counsel Zach Shaw said it is the use of the development. Commissioner Young said conversations about such an approach are being taking. Commissioner Kanter asked about undevelopable land issue, there was another paragraph that stated PUD shouldn't be able to be used with setback requirements. Mr. Johnson said setback requirements are more restrictive then what we'll find in the zones. A fifteen foot setback from parameter and twenty-eight feet in height. Large interior buildings can go up in height. Mr. Shaw said the intent is to get around this. Commissioner Kehr asked what they are referring to. In the ordinance will it be added? Mr. Johnson said will include language regarding 19.78.020 or it will be an additional number. Commissioner Cohen asked if this will be repealed and replaced with this one. Mr. Johnson said more restrictive and refined. Will clamp down in a residential area. Commissioner Johnson asked Mr. Johnson to figure out what the mayor wants. Mr. Shaw said they will convey the request to Mr. Yoshinaga.

Commissioner Kanter identified two requests. 1. Mr. Yoshinaga said take your time and 2. The Mayor said they needed recommendation by March. Commissioner Young said this is to show they can do the job, conduct public hearings, and pay attention and reflection in the ordinance. The deadline of March 1st is artificial and will lead into the recommendation to the county council.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Big Cottonwood Community Council

Name: Barbara Cameron

Address: 11185 Mountain Sun Lane

Comments: Ms. Cameron believes they did hear this item and they didn't think there were changes or comments to make. They never thought they would have another PUD in the canyon. They feel FCOZ overlay on this ordinance, they are satisfied with the presentation.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Cohen said he looks forward to the next version; the current version is dated December 7th. Mr. Johnson said now there will be a new version for the next meeting.

Motion: to continue file #29748 to the March 3rd meeting.

Motion by: Commissioner Cohen

2nd by: Commissioner Palmer

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

Mr. Johnson advised the planning commission Staff's efforts to go paperless.

MEETING ADJOURNED

Time Adjourned – 7:13 p.m.