

MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, April 7, 2016 4:30 p.m.

Meeting minutes approved on May 5, 2016

Approximate meeting length: 2 hours 34 minutes

Number of public in attendance: 10

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		
BRYAN O'MEARA			x
TOD YOUNG (Chair)	x		
LIBBY ELLIS			x
LINDA JOHNSON	x		
DON DESPAIN (Alt)	x		
REID PERSING	x		
CATHERINE KANTER			x
JAMES PALMER (Alt)	x		
CHRISTIE HUTCHINGS	x		

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

PUBLIC HEARINGS

Hearings began at – 4:35 p.m.

Commissioner Palmer motioned to rearrange the Agenda and move the Legislative item to the beginning of the Agenda, Commissioner Hutchings seconded the motion.

29604 – David DeSeelhorst – Requesting preliminary plat approval for Carrie Mill Subdivision, an 8 lot subdivision in the Foothills and Canyons Overlay Zone. **Location:** 12000 East Big Cottonwood Canyon. **Zone:** FM-10. **Planner:** Spencer Hymas

Salt Lake County Township Services Planner Spencer Hymas provided an analysis of the Staff Report.

Commissioner Hutchings asked why lot five has the road through it. Mr. Hymas said he believes it is to minimize impact. He said they are trying to do some clustering. Commissioner Young asked if the lines

are existing. Mr. Hymas said they are realigning the roadway lines. Fire turnaround recommendation from the fire department. Commissioner Persing asked about neighborhood response. Mr. Hymas said subdivision within the ordinance, considered a permitted use. Commissioner Persing said agencies have not responded. Mr. Hymas said he doesn't anticipate any changes from today. If there were changes he would bring it back this body. Commissioner Johnson asked what they plan to do with the permitted units. Mr. Hymas said they may not have a specific understanding of what they're doing with that. Commissioner Persing asked if some lots are half an acre, is building on lots acceptable. Mr. Hymas said it doesn't change and referred them to page four of the staff report for clustering. Commissioner Young said Granite Community Council hasn't seen this request, reallocating eighty bedrooms. Mr. Hymas showed the Commission the overall site plan. Commissioner Young said his concern is the math, eight square foot lots. Mr. Hymas said approval would be the amount of bedrooms recorded on the plat.

Commissioner Johnson asked if appropriate to hear from the owner.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: David DeSeelhorst

Address: 12000 Big Cottonwood Canyon

Comments: Mr. DeSeelhorst said there are a number of different components. Master plan had one hundred and twenty bedrooms, small resort has two bases and he didn't want to build a third resort. Original design had this other base area and was a base area in the 50's. Converting to single family will have a different feel. Cluster development, bringing extra eight bedrooms back into the village. Eighty will go into main village, where the density is with the services. They will preserve total density and Salt Lake County and Salt Lake City approved in the past. All development put on has already been impacted by ski. Sensible, green project.

Commissioner Young said he doesn't understand the numbers. Commissioner Johnson asked if they will be rentals or owner occupied. Mr. DeSeelhorst believes will be owner occupied. Commissioner Despain asked if they are developing themselves. Mr. DeSeelhorst said hoping for permission to subdivide. Commissioner Cohen confirmed Mr. DeSeelhorst owned that property. Commissioner Johnson said if the lots are sold and houses allowed to be built, she wants design standards. Mr. DeSeelhorst said there will be CC&Rs and will have architectural restraints and will be different. Commissioner Young asked if an HOA will be required. Mr. DeSeelhorst said HOA is not required, but there will be an HOA. Mr. DeSeelhorst said will be on the newer sewer connection and Solitude water system.

Speaker # 2: Citizen

Name: Marie Taylor

Address: 176 South 1100 East

Comments: Ms. DeSeelhorst said she has a question for counsel. When you have a five bedroom house, does it require accommodating additional parking.

Mr. Hymas said two parking stalls per dwelling and that's accommodating. In addition to two car garage and parking in the drive way. Ms. Taylor asked if they are asking for any additional special exceptions. Commissioner Young said they aren't to that point yet.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #29604 as presented with Staff recommendations.

Motion by: Commissioner Cohen

2nd by: Commissioner Palmer

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

29717 – (Continued from 01/07, 02/04 and 03/03/2016) - Recommendation on the creation of a new Mountain Resort Zone; establishing Chapter 19.13 of the Salt Lake County Zoning Ordinance. **Presenter:** Curtis Woodward

Commissioner Johnson motioned to reopen the public hearing, Commissioner Hutchings seconded the motion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: Marie Taylor

Address: 176 South 1100 East

Comments: Ms. Taylor said she prefers larger units, but looks closer at parking. Snowstorms are a mess. Look over parking more, owner's requirement.

Ms. Johnson asked if people have a comment for snow storage, used for snow storage and parking. Ms. Taylor said her situation just gets piled up and they clear their driveway and dig between trees to create more parking. The driveway is shared and there's an arrangement to keep it plowed. Commissioner Young asked if anyone removes snow from the locations. Ms. Taylor said it just melts. She sees the church parking lot and other parking lots have large piles. Her house is in salt lake and the plow shoves it and it piles up. Commissioner Palmer said for the parking question, they are reviewing the MRZ not the preliminary plat.

Commissioners and Counsel had a brief discussion.

Commissioner Johnson motioned to close the public hearing, Commissioner Palmer seconded the motion with the notion the Public Hearing can be reopened at any time and determine speakers before opening the public hearing.

PUBLIC PORTION OF MEETING CLOSED

Motion: To continue file #29717 to the May 5th meeting to allow additional working meeting set up for discussion.

Motion by: Commissioner Cohen

2nd by: Commissioner Johnson

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

29748 – (Continued from 02/04 and 03/03/2016) - Amend Chapter 19.78 of the Salt Lake County Zoning Ordinance – Planned Unit Developments (PUD). **Presenter:** Max Johnson

Salt Lake County Township Services Planning Supervisor Max Johnson provided an overview of the reasoning for the PUD amendment.

Commissioner Johnson motioned to open the public hearing, Commissioner Persing seconded the motion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: Michael Braun

Address: 3020 Apple Hollow Cove

Comments: Mr. Braun said he is interested in the draft ordinance and the process. The county should be more transparent and thinks the mumbo jumbo words and purpose of both PUD's. He encountered a PUD behind his home.

1. Why when he lives in R-1-21, lose his property rights, as having setback of thirty feet, instead of a PUD at fifteen feet.
2. In reality the PUD regarding the transparency; a) put the purpose of a PUD to allow a developer to place more homes on a piece of land or b) the developer make more profit off of the land. This affected his life and lifestyle, after fifteen years he is looking for a new home.

Commissioner Johnson asked if Mr. Johnson could address why we have a PUD and changing the rules. Mr. Braun said the minimum perimeter setback is fifteen feet, his home is thirty-five feet from a private lane and thirty feet from his fence line. Now a PUD that said fifteen feet. Additionally, the descriptions of open space and he is here to protect other people in the future from this happening. Sports field turns in to a retention pond. Developers shouldn't be able to flimsy the county.

Mr. Johnson went over the summary items and commissioners, staff and counsel had a brief discussion regarding the PUD draft and original ordinance.

Commissioner Johnson nominated Commissioner Cohen to act as Chair in Commissioner Young's departure, Commissioner Persing seconded.

Speaker # 2: Citizen

Name: Marie Taylor

Address: 176 South 1100 East

Comments: Ms. Taylor said it is wise to have the density. She was plagued by a neighboring developer when she was younger.

Commissioner Cohen said density bonus should be allowed in R-M zone. Ms. Taylor said in urban zones. She will go to the county council

Commissioner Young departed at 6:24 pm

Commissioner Palmer departed at 6:25 pm

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To request that no density bonuses be provided on 19.78.030.2 and 19.78.030.5.g.

Motion by: Commissioner Cohen

2nd by: Commissioner Johnson

Vote: Commissioner Persing and Commissioner Hutchings voted nay, all other commissioners voted in favor (of commissioners present). Motion passed.

Motion: To change 19.78.030.11.e - The sentence wording with the following addition: “include pedestrian paths, and are encouraged to include bicycle paths.”

Motion by: Commissioner Persing

2nd by: Commissioner Hutchings

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

Motion: To add verbiage to 19.78.030.5.f.(1) – In case a developer wants to build single car garages. Minimum size should be 20 x 11 or 22 x 10.

Motion by: Commissioner Johnson

2nd by: Commissioner Hutchings

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

Motion: To encourage 19.78.030.5.d – Further reduction of required parking in a mixed-use or shared-use PUD via a shared-parking agreement to a level the County Council feels is appropriate.

Motion by: Commissioner Hutchings

2nd by: Commissioner Johnson

Vote: Commissioner Cohen abstained, all other commissioners voted in favor (of commissioners present). Motion passed.

Motion: To recommend approval of file #29748 to the County Council with recommended changes to the draft PUD ordinance.

Motion by: Commissioner Persing

2nd by: Commissioner Despain

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

BUSINESS MEETING
Meeting began at – 7:07 p.m.

Commissioner Hutchings said she is missing from the matrix minutes from March meeting. Wendy Gurr confirmed her name would be added.

Commissioner Johnson motioned to defer the Business meeting to May 5th, Commissioner Hutchings seconded that motion.

- 1) Approval of Minutes from the February 4, 2016 meeting.

Motion:

Motion by:

2nd by:

Vote:

- 2) Approval of Minutes from the March 3, 2016 meeting.

Motion:

Motion by:

2nd by:

Vote:

- 3) Other Business Items (as needed)

MEETING ADJOURNED

Time Adjourned – 7:09 p.m.