

MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, May 5, 2016 4:00 p.m.

**** Meeting minutes were approved on June 2, 2016, with two amendments ****

Approximate meeting length: 2 hours 19 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	x	
BRYAN O'MEARA			x
TOD YOUNG (Chair)	x	x	
LIBBY ELLIS	x	x	
LINDA JOHNSON	x	x	
DON DESPAIN	x	x	
REID PERSING	x	x	
CATHERINE KANTER	x	x	
JAMES PALMER	x	x	
CHRISTIE HUTCHINGS	x	x	

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

PUBLIC HEARINGS

Hearings began at – 4:07 p.m.

29717 – (Continued from 01/07, 02/04, 03/03 and 04/07/2016) - 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 Services Zoning Administrator Curtis Woodward provided an analysis of the Ordinance Recommendation changes.

Mr. Woodward advised he has met with Mr. Scheid of the Forest Service and they do have a forest master plan, which could be referenced in the ordinance.

Commissioner Ellis asked if there was any discussion regarding village or recreational for number 10, say additional density at the resort.

Commissioner Johnson said number five isn't what they talked about and doesn't want that in there.

Commissioner Kanter said the existing language talks about doing a full assessment of the forest when an application is made. It isn't talking about current mitigation measures and the time an application comes in.

Commissioner Johnson excused herself at 4:30 pm

Commissioner Kanter said she doesn't have a problem relying on the forestry study plan, but then make an assessment.

Commissioner Despain asked if they are going to rely on the forestry management plan to make a decision.

Commissioner Ellis asked if they can't make a decision on this item, they take some time to discuss it further.

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Snowbird

Name: Bob Bonar

Address: Not provided

Comments: Mr. Bonar said snowbird and the other ski resorts value the MPD and federal designation and are cautious. Goes a long way to fence in the future of the resorts, but have been supportive. Acknowledgment for the ski resorts, they think they are important to the community as well as the other areas in the canyons. The tradeoff is they are ski resorts, being able to move forward with master plans. They think it might get a little easier and come before these boards and deal with the forest service, should be trade off.

Commissioner Johnson returned at 4:39pm

Commissioner Young confirmed the participation in the BRC and asked for their opinion and their interaction in the BRC. Mr. Bonar said this is good for the resorts. Commissioner Young asked about physically fencing in the resorts, just trying to make sure everyone is comfortable within the fences. Mr. Bonar said they are comfortable and understand there are multiple uses.

Speaker # 2: Salt Lake City Public Utilities

Name: Carly Castle

Address: 900 East 500 South

Comments: Ms. Castle said the city already provided comments. They are concerned with TDR's and the problems were meant to remedy and it is unclear to them how the ordinance and the current version will create problems and want to create an air tight program. She is willing to work with Staff. Secondly the MRZ should be in permitted existing areas. It is a little blurry and unclear if development can be outside the resort areas. Existing boundaries are maintained.

Commissioner Kanter asked if it is intended as a group to start to assess the questions the public is making. Commissioner Young is considering another public hearing or working meeting. Mr. Shaw said you can schedule another meeting and ask specific concerns at this time and Salt Lake City can work with

staff and come back and report. Commissioner Kanter said she agrees with that and would like a report brought back to them and this body needs to review the comments being made. Commissioner Ellis said this is important to the process and need to take back and discuss. Commissioner Young said they need forest service, TDR's, and more issues that haven't been dealt with. Ms. Castle said she wants this to succeed. Commissioner Young asked staff if they're ready. Commissioner Persing asked Ms. Castle if Salt Lake City Public Utilities are overall happy with the ordinance with the exception of TDR's. She said it's this one thing and they are supportive and want to help it progress.

Commissioner Cohen asked Ms. Castle if the ordinance was not clear and what wasn't clear. Ms. Castle said she doesn't know what a good TDR program is because they are very complicated. They can't just be copied and they need specification per area. Commissioner Young said Salt Lake County has enough experience and the discussion should be paused on the issue at this point. Ms. Castle said the TDR's were taken from other places.

Speaker # 3: Save Our Canyons

Name: Carl Fisher

Address: 824 South 400 West, #B115

Comments: Mr. Fisher said they are supportive of the concept. They have details and are working really hard to come up with productive comments. He broke them into four areas. Conditional uses, TDR's, Environmental dashboard, and MRZ boundaries. He read from his hand out.

Commissioner Young asked if he was going to read through the whole thing. Mr. Fisher confirmed he would read through the whole handout.

Mr. Fisher said they want the resource preserved and no one listens to the public. Commissioner Kanter asked about the environmental dashboard, but her understanding is it isn't up and running and what triggers it going from a placeholder to up and running. Mr. Fisher said once it is identified as a tool, get it up and running. Commissioner Kanter said it looks like they have serious discontent and what is the recommendation for his concerns. Mr. Fisher wants to share an experience with this body. The critical environment zone in American Fork was modified in 2012 and now there are two lifts going in today. He wants them to be specific of what can and cannot happen.

Speaker # 4: Citizen

Name: Paul Dalrymple

Address: 1341 Emigration Circle

Comments: Mr. Dalrymple said he values the canyons and is aware of FCOZ. He is beginning to understand and reiterating the fact details need to be clear and researched. Population is growing and one reason people come, is because of nature and natural habitat.

Speaker # 5: Town of Alta

Name: John Guldner

Address: Not provided

Comments: Mr. Guldner said the town's feelings about the TDR's are as Ms. Castle's and would be happy to help, but not part of mountainous planning district, but as a neighbor.

Speaker # 6: Citizen

Name: Marie Taylor

Address: 176 South 1100 East

Comments: Ms. Taylor said in the Wasatch canyon tomorrow, the TDR section talks about getting land out of the back country and closer to the base of the resorts. Some is for trading outside of the canyons and some is for clumping it together at the base of the resorts.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding doing their own homework and schedule another working meeting.

Commissioners and Counsel had a brief discussion regarding public meetings and public comment.

Commissioner Kanter motioned to reopen the public meeting, Commissioner Hutchings seconded that motion.

PUBLIC PORTION OF MEETING REOPENED

Commissioner Young asked if you want to cut down trees and you take out twenty-five trees, do they work under a management plan to determine what you would do. Mr. Bonar said EIS is a study through that process and whatever mitigation the forest service requires is all part of that EIS study. Commissioner Kanter asked if they could ask Mr. Bonar for any rebuttal comments. Mr. Bonar agrees with Save our Canyons, the comments on the letter is a whole new ballgame and have the same discussion on every comment, they are back to square one.

Mr. Fisher said Mr. Bonar answered the question. Forest plans are forest wide. Commissioner Young asked if they are addressing forest management etiquette and if they go with the language Mr. Woodward came up with. Commissioner Cohen said the reason they are addressing this is they are trying to get out of replacing trees. Commissioner Persing said he is looking at Snowbirds general plan and they have a 10 to 1 ratio. Commissioner Johnson inquired as to the management of tree replacement in the new situation. What should they plan for to protect the water supply and what in the future.

Speaker # 7: Salt Lake City

Name: Jessie Stewart

Address: 1530 South West Temple

Comments: Mr. Stewart said it needs to be a certified forester and should be tied to the forest and a certified study as part of the planning process on a case by case basis and who takes the lead.

Commissioners and Counsel had a brief discussion of what needs to be reviewed prior to the next meeting.

Motion: To continue file #29717 to the June 2nd meeting.

Motion by: Commissioner Palmer

2nd by: Commissioner Johnson

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

BUSINESS MEETING

Meeting began at – 6:16 p.m.

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

Motion: To approve minutes from the February 4, 2016 meeting as presented.

Motion by: Commissioner Johnson

2nd by: Commissioner Palmer

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

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

Motion: To approve minutes from the March 3, 2016 meeting, with one amendment.

Motion by: Commissioner Johnson

2nd by: Commissioner Hutchings

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

3) Approval of Minutes from the April 7, 2016 meeting.

Motion: To approve minutes from the April 7, 2016 meeting as presented.

Motion by: Commissioner Ellis

2nd by: Commissioner Johnson

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

4) Election of Vice Chair for 2016

Motion: To continue election of Vice Chair to the June 2nd meeting.

Motion by: Commissioner Palmer

2nd by: Commissioner Despain

Vote:

5) Other Business Items (as needed)

MEETING ADJOURNED

Time Adjourned – 6:26 p.m.