

MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, June 2, 2016 4:00 p.m.

****Meeting minutes approved September 1, 2016****

Approximate meeting length: 2 hours 13 minutes

Number of public in attendance: 7

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 |
| 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 | | |
| Spencer Hymas | | |
| Curtis Woodward | x | x |
| Zach Shaw (DA) | x | x |
| Patrick Reimherr | x | |

PUBLIC HEARINGS

Hearings began at – 4:04 p.m.

29717 – (Continued from 01/07, 02/04, 03/03, 04/07, and 05/05/2016) - 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 reiterated the five focus points from the May meeting.

Commissioner Cohen said the TDR's may not work in the ordinance, but may be addressed in the general plan. County Counsel Zach Shaw said it wouldn't be accomplished through an ordinance, but other means. Commissioner Johnson said what he's said and what he wrote doesn't reflect what they discussed. Supposed to have other transferable rights up in the mountains that were supposed to be land available

for other development. She doesn't think the concepts included more development and more density. Commissioner Young said they were going to focus less on TDR's and taking lands.

Commissioner Ellis arrived at 4:14pm

Commissioner Kanter said they decided TDR's were complex and wasn't going with the current draft. Mr. Woodward said don't go word for word with the current draft. You have ten recommendations. Number ten was the concept of allowing for a valuation base transfer of properties to the base. Commissioner Persing asked about wanting to talk about it.

Commissioner Johnson said Mr. Woodward is mixing units. TDR's are transfer of development rights. Another mining claim was going to be traded to the resort to allow more land and didn't imply they could develop on it without approval. Mr. Woodward said the door is still open for land trades and land exchange. Commissioner Persing said allow Mr. Woodward to go through, allow the public to speak and then bring it back to the commission for discussion.

Mr. Woodward continued with his presentation.

Commissioner Kanter said need to come back to TDR's. It is premature to jump from option two to remove from the ordinance. Item #2 is compelling to refer to the County Council to make decision. Commissioner Johnson said should put in a list of amendments of what should happen and not leave things out. She also thinks if the ten amendments aren't incorporated into the draft to the county council then it would be degraded and they have been working to make a correct draft. Mr. Shaw said they just had an ordinance sent to county council and it was effective to highlight the specific recommendations from the planning commissions. Since it was segregated, they carefully looked at each recommendation and specifically adopted some recommendations and not others.

Commissioner Kanter wants to understand what the value of the mountain coaster is. Mr. Woodward said the forest service said it goes out for public input and a record of decision was made. Commissioner Ellis said it seems interesting that the forest supervisor is comparing the experience of skiing to a mountain coaster, and the impact on the environment is different. Mr. Woodward said he would assume he knows the forest service manual better than he.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Salt Lake City Public Utilities

Name: Carly Castle

Address: 1530 South West Temple

Comments: Ms. Castle said they are going to continue a discussion and continue TDR's. She asked not to move forward with the TDR's. She said hold off on developing a program and find best management practices. The boundaries will be engaged to the council with permitted and conditional uses and hope to make the recommendation they are tied to the ski resorts for special permitting.

Commissioner Young said they have to produce a recommendation to council. Commissioner Kanter said of the ten motions, they find them acceptable with the exception of the two mentioned. Ms. Castle said some are contradicting, but those two are controversial and need to be tied up. Commissioner Persing asked if they see a path with the work being done. Ms. Castle said with the exception of TDR's and only providing recommendation. This creates a lot of unpredictability and need to see other areas programs. Commissioner Johnson asked about accommodating the larger population that is becoming, the USFS has stated that the trails are overcrowded and overused and need a place for hikers to go. The only way

to achieve is to increase the resort footprints. One recent court allows road access to inholding, which results in house construction where not wanted and submit in writing the MRZ was created and make opportunities for growth. Ms. Castle said it's always been a position to have the resorts fixed and they are working with the Wasatch for expansions. Their position is the footprints should remain the same, except for the land use. Commissioner Young said there is that exception. Ms. Castle said yes, the ski resorts would keep their boundaries. Commissioner Palmer asked regarding TDR's has Salt Lake City Public Utilities had any discussion internally. Ms. Castle said mountain accord wants to develop a program to buy lands and see what options are available and she agrees the TDR's are more refined and discussed.

Speaker # 2: Save Our Canyons

Name: Carl Fisher

Address: 824 South 400 West, #B115

Comments: Mr. Fisher said he provided a hand out regarding the four issues as discussed at the May 5th meeting with Snowbird and request to hold off decision for one more month. He said they are not Heavenly or Vail. He read from his hand out regarding the four issues:

1. The Wasatch Cache National Forest Plan of 2003
2. Mountain Coaster
3. Transfer of Development Rights
4. Environmental Dashboard

Commissioner Johnson said most of the discussion is about Disneyland aspects of the resort and recreation had to do with the idea things couldn't take place in the village part, but could take place in the resort part and they don't know the boundaries. She asked if they had a 3rd zone, the flat area. Mr. Fisher said he doesn't think a third area addresses it, ambiguity where anything starts or ends. His understanding is for the most intensive uses to be in the village area and should be confined to that area. He does want to point out, they reached out to snowbird, at least to provide a list of areas where they agree, where there are questions and areas where they disagree and shrink the focus. He has agreed to continue the conversation. Commissioner Ellis asked at a minimum where they agree upon, would they be sending it jointly to this body. Mr. Fisher said if recommendation is made today, it would be a letter to the county council. Commissioner Johnson said they didn't have a discussion with the resorts, and the area she talked about is where tents and food service go up the hill, but not into the woods. Mr. Fisher said they have the intent to grow, and Salt Lake City public utilities and Snowbird have a service area number three and seems to be an appropriate area. Commissioner Persing said they feel pressure to make a recommendation to the county council, and what does he envision as a timeline. Mr. Fisher said within the following month and to start the conversation and have something produced. He believes in this body and intention, it would be great to have one more month and have the body be part of the decisions and get in advance to the meeting and is important to be engaged. Commissioner Hutchings said with regards to the environmental dashboard asked how do they suggest referencing in an ordinance. Mr. Fisher said ski area master plans don't exist, the lines don't exist and is a work in progress and can be referenced in policy. Commissioner Young said he used the word "is" as if there is already an environmental dashboard. Mr. Fisher said because he knows it is being worked on.

Speaker # 3: Snowbird

Name: Bob Bonar

Address: Not provided

Comments: Mr. Bonar said he has a general statement, he manages a ski resort and they have been supported of the concept and Mountainous Planning District and concept of federal designation to look at making the canyon areas, supportive of adding national designation wilderness areas, because they're proud and make a contribution that's valued by millions of visitors per year and believe in a multi-use concept. They're supportive of adding more lands to be protected by national designation. The ski resorts

serve a role and minimize the impact for people to go and a concentration for people to go. He said it is important to look at continued support, let ski resorts run their businesses to be successful and viable. Their key priorities are consistent since they started the Blue Ribbon Commission. He provided a handout and read from it. He agrees with Mr. Fisher speaking on behalf of all the ski resorts and respectfully asks for an additional month to make statement jointly with Save Our Canyons.

Commissioner Johnson said she thinks of the resorts as three areas. She asked where the village end and mountain begins. She asked where the coaster is and does he think it's in the village or in the resort. Mr. Bonar said they haven't identified what it is.

Commissioner Ellis said she understands they have someone from the forest service here and she would like to ask a question.

Speaker # 4: USFS

Name: Shawnee Hinmon

Address: Not provided

Comments: Mr. Hinmon said he hasn't reviewed any land use management plans.

Commissioner Ellis said they were initially talking about forest health, and it was more about the holistic forest range. She doesn't know if it is being addressed and individual plans are addressing the whole. Mr. Hinmon said the forest service does many things and the ski resorts are a small component and there is a lot of literature out there. Ski areas are pretty general and they call them best management practices. It came out in Ogden and gives general guide lines for water, building, water quality and restoration. Commissioner Ellis said she said they are still looking at it on a case by case basis. Mr. Hinmon said he would need to read into it for more broad vegetation. Commissioner Johnson said there was major tree loss in the Colorado Rockies from fire and wants to know if they can correspond with forest management, regarding the changes and look for specific information. One regulation said if someone cuts down a tree, they have to plant three trees and she doesn't know if that's a good idea. Mr. Hinmon said he will correspond with Mr. Woodward and ask his supervisors to allow him to dig through records and do research. Mr. Hinmon wanted to touch on many things he has heard today regarding mountain coasters. He will send links to Mr. Woodward with things happening.

Commissioners had a brief discussion. Commissioner Young said these things need to be dealt with at the time of an application. He suggests to staff, regarding the staff report keeps getting larger and can another draft be created to incorporate. Commissioner Cohen said he likes Mr. Shaw's recommendation and staff reports are helpful. He doesn't object to taking another month and staffs explanations every step of the way, have been helpful. Commissioner Johnson suggests a do straw poll again. Commissioner Cohen said he doesn't think the ordinance should be changed; they aren't the only ones looking at this. Commissioner Kanter said leave the process the way it is. She wants to defer the recommendation for another month. Commissioner Young asked if there is specific information they should focus on. Commissioner Kanter said what Snowbird, Salt Lake City Public Utilities and Save Our Canyons have advised. Commissioner Ellis suggests a working meeting.

Commissioners had a brief discussion. Commissioner Ellis said she doesn't think anyone is wasting time. Commissioner Kanter said if a work session is scheduled, the parties will come to them, and they will have enough time to process.

PUBLIC PORTION OF MEETING CLOSED

Motion: To have a special working meeting on June 30th at 4pm and continue application #29717 to the July 7th meeting date.

Motion by: Commissioner Ellis

2nd by: Commissioner Kanter

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

BUSINESS MEETING

Meeting began at – 6:13 p.m.

- 1) Approval of Minutes from the May 5, 2016 meeting.

Motion: To approve Minutes from the May 5, 2016 meeting with an amendment.

Motion by: Commissioner Persing

2nd by: Commissioner Palmer

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

- 2) Election of Vice Chair for 2016
- 3) Other Business Items (as needed)

MEETING ADJOURNED

Time Adjourned – 6:17 p.m.