

MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, July 7, 2016 4:00 p.m.

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

Approximate meeting length: 2 hours 14 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	x		
REID PERSING	Tele-conference		
CATHERINE KANTER	x		
JAMES PALMER	x		
CHRISTIE HUTCHINGS	x		

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	
Max Johnson	x	
Spencer Hymas		
Curtis Woodward	x	
Jeff Miller	x	
Chris Preston (DA)		
Rolen Yoshinaga	x	
Zach Shaw (DA)	x	

PUBLIC HEARINGS

Hearings began at – 4:02 p.m.

Commissioner Palmer motioned to hear application number 29968 first on the agenda, Commissioner Cohen seconded that motion. Commissioners voted unanimous in favor (of commissioners present).

29968 – Steve Roberts is requesting approval of a conditional use permit for the operation of a Short Term Rental. **Location:** 6731 South Aspen Bend Lane. **Zone:** FR-0.5 (Forestry and Recreation). **Community Council:** Big Cottonwood. **Planner:** Jeff Miller

Salt Lake County Township Services Planner Jeff Miller provided an analysis of the staff report.

Commissioner Hutchings asked about the neighborhood response. Mr. Miller said 300' of the property. Commissioner Palmer asked about the noise after 10pm, but the ordinance states any time. Mr. Miller said they can place that as a condition of approval. County Counsel Zach Shaw said lower decibel between 10pm and 7 am and a higher decibel throughout the entire day. Regulation number 21, Salt Lake

County Health Department noise regulation outlines appropriate decibel levels for time periods. Commissioner Young asked to change from ordinance to regulation. Commissioner Kanter said the rental agreement will mention, but the tenant complies, item number three. Mr. Miller said the owner did say he would evict any tenant not complying. Commissioner Despain said short term rental ordinance requires a property manager to ensure on the steep road they have 4-wheel drive. Mr. Miller said he believes there would be a property manager. Mr. Shaw said there isn't a requirement in Salt Lake County.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Steve Roberts

Address: 312 North 100 East, Farmington

Comments: Mr. Roberts said the basis of the rental is trust. Trust in him as a landlord and trust in people to stay there. Four wheel drive is required in that canyon and he doesn't want bad reviews. Noise ordinance he bought the cabin in part of the noise ordinance. Everyone should be required. He wants the neighbors to know he cares very much and puts stern ordinance in communication with the tenants and neighbors are considered. He only rents to families. He plans to live there in the future, it goes back to trust and be part of the community. He would be the property manager. They will clean the cabin and hands on approach and involved.

Commissioner Ellis said on point number two, talking about the 4-wheel drive requirement. Mr. Shaw said to ask the applicant if he would be willing to make that a requirement. Mr. Roberts would be willing to require it. People that own homes and live there full time, he has lower elevation areas if they need to get to it.

Mr. Shaw said while there isn't a requirement in zoning ordinance for property management, business license does require it.

Speaker # 2: Citizen

Name: Scotty John

Address: 6719 South Central Fork Lane

Comments: Mr. John said his tenants have been respectful and only one that hasn't. He is open to continue allowing operating the cabin and business at this time.

Commissioner Kanter motioned to close the Public Hearing, Commissioner Despain seconded the motion. Commissioners voted unanimous in favor (of commissioners present).

PUBLIC PORTION OF MEETING CLOSED

Commissioner Kanter asked where Regulation 21 came from. Mr. Shaw confirmed Salt Lake County Health Department, Regulation 21.

Motion: To approve application #29968 with revised staff recommendations two and three.

2. The Rental Advertising will note that the cabin is located on a very steep and narrow dirt road, so a 4-wheel drive vehicle is required during appropriate weather conditions.
3. The Rental Agreement shall require compliance with Salt Lake County Health Department, Regulation 21.

Motion by: Commissioner Kanter

2nd by: Commissioner Ellis

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

29717 – (Continued from 01/07, 02/04, 03/03, 04/07, 05/05, and 06/02/2016) - 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 a suggestion to proceed with motions.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Save Our Canyons

Name: Carl Fisher

Address: 824 South 400 West, #B115

Comments: Mr. Fisher said they've met a few times, since the last meeting.

Commissioner Kanter asked if they are revising the matrix. Mr. Fisher said there might be one or two on the matrix, they aren't in agreement with. They plugged info into the ordinance. Items weren't resolvable and continue working on them hopefully to the next steps in the process. Commissioner Young said he doesn't know if they are making a recommendation to the County Council at this meeting, but he doesn't want to defer it much further. They can make a recommendation today and he can make his to the County Council when they hear it. Mr. Fisher said they want to bounce their ideas and concepts and incorporate them into their recommendation. Commissioner Kanter asked if the issues resolved were for use. Mr. Fisher said uses, boundary in which MRZ is applicable and slope. The disagreement is on uses. Commissioner Ellis asked if Save Our Canyons, Snowbird and Salt Lake City met. Mr. Fisher confirmed they had.

Speaker # 2: Snowbird

Name: Bob Bonar

Address: Not provided

Comments: Mr. Bonar said on behalf of the resorts, he thanks for patience and time. They made good progress and thanks for the input. He thanks Ms. Castle and Mr. Fisher for all working together.

Commissioner Young asked if anyone wants to make a motion. Commissioner Cohen suggest waiting to hear the results of the meeting and we may want to make recommendations and shouldn't take action until they hear back.

Commissioners and Staff had a brief discussion regarding alternative number two.

Speaker # 3: Salt Lake City Public Utilities

Name: Carly Castle

Address: 1530 South West Temple

Comments: Ms. Castle said they have natural resource recreation is a big discussion and might be getting an updated version to include this language. They will get a version from them that is current and appropriate for them to talk about, but that would be something coming to them.

Commissioner Kanter said in the matrix, there is a different definition based on the forest service version. Ms. Castle said it is different, working draft is a natural resource recreation manual. Commissioner Johnson said she objects to the way this is managed and she isn't sure she wants to vote on complicated issues, entirely inappropriate. There was a time limit and they're not ready and presumption whatever comes in. Commissioner Johnson said she wants to delay for a few days and reconvene. Commissioner Kanter said she agrees and disagrees in part. Need to take the appropriate amount of time, she disagrees

that this group would come back and dictate what they decide and taking advantage of expertise. Commissioner Cohen said when they hear what they have to say, we may or may not make a recommendation. Commissioner Young said we owe it to them and ourselves to hear what the negotiations are.

Speaker # 4: Save Our Canyons

Name: Carl Fisher

Address: 824 South 400 West, #B115

Comments: Mr. Fisher referred to Salt Lake County Ordinance 19.13.020(a).

Commissioner Young said he wants to make a recommendation.

Commissioner Kanter said to make recommendation to complete the meeting at 6pm. At that time will close the meeting and defer the public meeting to be polled before the next monthly meeting. Commissioner Kanter suggests being walked through the changes and is not prepared to make a vote. Will defer to next month or alternatively have another working session to be prepared next month to vote with certainty. Commissioner Palmer seconded that motion. Commissioners voted unanimously in favor (of commissioners present)

Commissioner Hutchings asked if there is an urgency to get on a council in the next month. Commissioner Young doesn't want to deal with deadlines and Mayor McAdams wants to see this done ASAP, but it's not necessary. Have to make judgments and need good information and time to digest information before they make a recommendation. Has been providing time for the public and commissioners to absorb and apply to the baseline document. The resort boundary is more appropriate to present to the County Council. Doesn't recommend this body spend too much time discussing MRZ.

Commissioner Cohen said what was articulated and they have been taking the time and continue doing this. They have guidance from county staff to get it right. If there is balance, they want to do it, but want to take the appropriate amount of time and make decisions. Next Wednesday is Salt Lake County Planning Commission, if a recommendation is not made tonight, Salt Lake County Planning Commission will continue for another month too. Commissioner Young asked when they could have another public hearing. Mr. Shaw said state law requires 24 hour's notice and three days to provide staff report. A doodle poll could be created for another public hearing.

Commissioner Johnson asked that after tonight if they will have another public hearing and haven't they had enough public input. Commissioner Young said they should have one more meeting to allow public input.

Commissioners had a brief discussion.

Speaker # 5: Save Our Canyons

Name: Carl Fisher

Address: 824 South 400 West, #B115

Comments: Mr. Fisher continued going over his handout.

Commissioners asked questions clarifying definitions and differences. Commissioner Palmer said he emailed everyone the Forest Service policy that has definitions.

Commissioners and Counsel had a brief discussion.

Commissioner Kanter asked how they could move forward documenting this process. Commissioner Young said will be up to staff to format and translate into staff analysis. Commissioner Kanter said in the staff report there are 11 motions. Some issues have been addressed in redlines, but some have not and she is wondering if they are in agreement on the other motions. Commissioner Johnson asked about a comment that Mr. Fisher made that they didn't receive. Commissioner Johnson wants to go through the staff report and see if there is an opinion. Mr. Fisher said he didn't have the staff report in front him, but he has read. He understands there was a motion to define the environmental dashboard and they were fine with that. Commissioner Young wants to address number two, with the two alternatives. Mr. Shaw said number two was addressed by the stakeholders. Commissioner Ellis confirmed numbers nine and ten they agreed upon, but haven't made a formal motion.

Commissioner Palmer motioned to close the public hearing, Commissioner Hutchings seconded that motion. Commissioners voted unanimous in favor (of commissioners present)

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion. County Counsel said there is a consequence of closing the public hearing, and if you receive correspondence, you will not see that input.

Commissioner Kanter moved to reopen the public hearing, Commissioner Ellis seconded that motion. Commissioners voted unanimous in favor (of commissioners present)

Motion: To continue file #29717 to the August 4th meeting.

Motion by: Commissioner Kanter

2nd by: Commissioner Despain

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

Mayor McAdams said he appreciates the updates and thanks the stakeholders. They have been working hard and collaborating. He would like to see a consensus base and forward to the County Council. He appreciates the persistence. The MPDPC is a new entity and he gave his representation to legislature that it will work and minimize contention and they prove it is working and finding solutions to the approach. He hopes to go back to legislature that this process did work and he gives his blessing. Mayor McAdams encourages the commissioners to work hard and continue the process to forward to county council for debate and deliberation. Hopes to see them take every minute they need to be comfortable, come to a resolution and a product the legislature can see. He appreciates the hard work.

Commissioner Young made the request to continue the business meeting to August 4th.

BUSINESS MEETING

Meeting began at - p.m.

- 1) Approval of Minutes from the June 2, 2016 meeting.

Motion:

Motion by:

2nd by:

Vote:

- 2) Election of Vice Chair for 2016

Motion:

Motion by:

2nd by:
Vote:

3) Other Business Items (as needed)

MEETING ADJOURNED

Time Adjourned – 6:16 p.m.