Public Meeting Agenda

Thursday, June 6, 2019 4:00 P.M.

Location
SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, ROOM N1-110
NORTH BUILDING, MAIN FLOOR
(385) 468-6700

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.
TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission’s agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

PUBLIC HEARING

30948 – Joel Dehlin is requesting conditional use approval to establish a short-term rental on property. **Parcel Area:** .63 Acre. **Location:** 12282 East Willow Loop. **Zone:** FR-0.5. **Community Council:** Big Cottonwood. **Planner:** Jim Nakamura

BUSINESS MEETING

1) Approval of minutes from the May 2, 2019 meeting.
2) John Thomas with UDOT will speak on current transportation planning in the Canyons, the LCC EIS and TAP.
3) Other Business Items (as needed)

ADJOURN
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Conditional Use Summary and Recommendation

Public Body: Mountainous Planning District            Meeting Date: June 2019
Parcel ID: 24-35-153-009-0000
Current Zone: FR-.5
Property Address: 12282 E Willow Loop
Request: Short-Term Rental

Community Council: Big Cottonwood
Planner: Jim Nakamura
Community Council Recommendation: see attached
Planning Staff Recommendation: conditional
Applicant Name: Joel Dehlin

PROJECT DESCRIPTION

Joel Dehlin is requesting a Short-Term rental conditional use approval

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located in the Silver Lake Estates (Subdivision) of Brighton

LAND USE CONSIDERATIONS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Proposed</th>
<th>Compliance Verified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Must be located in Big or Little Cottonwood Canyon east of the line between R1E and R2E.</td>
<td>Located in Big Cottonwood Canyon, east of the dividing line.</td>
<td>Yes</td>
</tr>
<tr>
<td>Sewer Connection</td>
<td>Must be connected to a public sewer system.</td>
<td>Connected to a public sewer system.</td>
<td>Yes</td>
</tr>
<tr>
<td>Water Connection</td>
<td>Must be connected to an approved year round drinking water supply.</td>
<td>Connection to an approved year round drinking water supply.</td>
<td>Yes</td>
</tr>
<tr>
<td>Parking and Maintenance</td>
<td>4 Spaces Required, Maintained year round.</td>
<td>3 spaces (attached garage) 2+ in drive way</td>
<td>Yes</td>
</tr>
</tbody>
</table>
ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern. However, Planning Staff supports the recommendations from the Big Cottonwood Canyon Community Council outlined below.

NEIGHBORHOOD RESPONSE

No neighborhood response as of 5.30.2019 (AM)

COMMUNITY COUNCIL (Big Cottonwood) RESPONSE

In the May 2019 meeting, BCCC recommends approval of Application #30948 for a short-term rental. The BCCC requested the attached flyer (see below) be distributed to Short-term renters/owners.

PLANNING STAFF ANALYSIS

Additional requirements for short term rentals are included in the definition of a short term rental:

19.04.547 - Short-term rental.
A. "Short-term rental“ means any dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests, paying a fee or other compensation for a period of less than thirty consecutive days.
B. A short-term rental shall not contain more than four bedrooms.
C. A short-term rental shall be maintained to the following minimum standards:
   1. Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood; and
   2. Required parking areas and access to parking areas shall be maintained and available for use at all times. Parking for this use shall be contained on the site, and shall not be allowed on the public rights-of-way; and
   3. Snow shall be removed from sidewalks and driveways within one hour after the snow has ceased falling, provided that in case of a storm between the hours of five p.m. in the afternoon and six a.m. in the morning, the sidewalk shall be cleaned before eight a.m. the morning following the storm.
D. Occupants of a short-term rental shall not create excessive noise that is incompatible with adjacent land uses.
E. A short-term rental use shall not have any signs on the premises that advertise the use.
F. The use of a dwelling as a short-term rental shall not change the appearance of the dwelling or property for residential purposes.
G. Outdoor pools, hot tubs or spas shall not be used between the hours of ten p.m. and eight a.m.
PLANNING STAFF RECOMMENDATION

Staff recommends that the Mountain Planning District Planning Commission grant approval of the Conditional Use Permit for this Short-Term Rental proposal.
SHORT TERM RENTAL AGREEMENT

1. Information about quiet hours and property management contacts shall be posted at all times. Quiet hours are 10 pm to 7 am.
2. Occupants of a short-term rental shall not create excessive noise that is incompatible with adjacent land uses. Quiet hours are 10 pm to 7 am.
3. The Rental Agreement shall require compliance with Regulation 21 of the Salt Lake County Health Department, which identifies the permitted decibel level and other noise limitations for the property.
4. Owner must advise renters that 4 wheel drive vehicles, snow tires or chains are required in winter.
5. Owner must advise renters that no dogs are allowed in Big Cottonwood Canyon due to Watershed regulations.
6. Parking for this use shall be contained on the site, and shall not be allowed on the public rights-of-way.
7. Required parking areas and access to parking areas shall be maintained and available for use at all times.
8. The on-site parking and the access to the site must be available for use and maintained, including snow removal, throughout the entire year.
9. Snow must be removed from sidewalks and driveways within one hour after the snow has ceased falling, or before 8 am.
10. The short-term rental shall not contain more than four bedrooms.
11. Structures shall be properly maintained, painted and kept in good repair, and grounds shall be properly maintained in order that the use in no way detracts from the general appearance of the neighborhood.
12. The short-term rental shall not have any signs on the premises that advertise the use.
13. The use of the dwelling as a short-term rental shall not change the appearance of the dwelling or property for residential purposes.
14. Hot tubs or spas shall not be used between the hours of ten p.m. and eight a.m. They shall be connected to the sewer.

RECYCLING

NO PLASTIC BAGS IN RECYCLE BIN
BOXES-BREAK ‘EM DOWN
No bagged items allowed

Location of Recycle Bins
Brighton Circle and Silver Fork Entry

What to Recycle
Paper, cardboard, aluminum cans, steel cans, plastic bottles/containers #1-7

What NOT to Recycle
Glass, Food, Hazardous or Green Waste

House Safety

Location of Propane Turn-Off:

Location of Water Turn-Off:

Location of Electric Turn-Off:

Owner Contact:
drive way to 3 car garage
MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, May 2, 2019 4:00 p.m.

Approximate meeting length: 1 hour 37 minutes
Number of public in attendance: 3
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Despain

**ATTENDANCE**

<table>
<thead>
<tr>
<th>Commissioners</th>
<th>Public Mtg</th>
<th>Business Mtg</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEIL COHEN</td>
<td></td>
<td>x</td>
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</tr>
<tr>
<td>NICOLE OMER</td>
<td></td>
<td>x</td>
<td></td>
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<tr>
<td>TOD YOUNG</td>
<td>x</td>
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<tr>
<td>LINDA JOHNSON</td>
<td>x</td>
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<tr>
<td>DON DESPAIN (CHAIR)</td>
<td>x</td>
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<tr>
<td>LAYNEE JONES (VICE CHAIR)</td>
<td>x</td>
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<tr>
<td>JAMES PALMER</td>
<td>x</td>
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<tr>
<td>CHRISTIE HUTCHINGS</td>
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<thead>
<tr>
<th>Planning Staff / DA</th>
<th>Public Mtg</th>
<th>Business Mtg</th>
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</thead>
<tbody>
<tr>
<td>Wendy Gurr</td>
<td>x</td>
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<tr>
<td>Jake Young</td>
<td></td>
<td>x</td>
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<tr>
<td>Zach Shaw (DA)</td>
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<td>x</td>
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**NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

**BUSINESS MEETING**

Meeting began at – 4:07 p.m.

1) Approval of Minutes from the April 4, 2019 meeting.

**Motion:** To approve minutes from the April 4, 2019 meeting, with Commissioner Johnson requesting more detail when talking about the general plan when things are agreed and disagreed with.

**Motion by:** Commissioner Johnson

**2nd by:** Commissioner Palmer

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

2) Annual Planning Commissioner Training

   Zach Shaw provided annual training on Utah Open and Public Meetings Act, and open meeting requirements.

3) Katie Gibble with State DNR to discuss wildfire issues.

   Ms. Gibble said she is the acting area manager for the Wasatch Front. Her agency is concerned about issues regarding FCOZ, threat of wildfire in lower elevation (which can be helped by removal or thinning of trees), and the risk of dying trees at higher elevation. She discussed the Community
wildfire preparedness plan, which outlines implementation of the cooperative wildfire system, mitigation, prevention and preparedness work. This plan happens at the county level or local HOA level. Municipalities are required to participate.

Ms. Gibble said they are in the process of working with every municipality in the state. A Commissioner noted that the mountainous area is controlled in part by Salt Lake City water people, and the question was asked for suggestions on what the MPD can do. Ms. Gibble said Salt Lake City adds an extra level of complexity; the solution involves removal of a lot of trees and at the very beginning. Need to coordinate with the DNR to make sure trees are suitable for the future. DNR said perimeter of 30 feet is defensible space and expands beyond lot lines into forest service land. Forest service will expand up to 150 feet. A Commissioner noted that CWC is proposing more wilderness area, and thinks before they make new wilderness, they should consider limits that may present on wildfire mitigation. She is working with a private property owner to create defensible space in case the wilderness moves closer to his property.

Ms. Gibble spoke about Big Cottonwood Canyon CWPP and draft for countywide CWPP. Countywide is in the process of being implemented, including sections for Community overview, risk assessment, and identifying fire risk reduction goals. Both plans are in progress. 150-foot perimeter is for all forest service land but excludes wilderness land and her specific property she is speaking about is up Millcreek. Permit to remove wood is $30 and get four quarts of wood pulled out of the perimeter. Active CWPP inquired about for Parleys and Lambs, Mt. Aire. Discussion of expanding FCOZ defensible space beyond 30 feet, like the forest service, to 150 feet, to reduce wildfire fuels.

Forest service flies over the mountains every year to identify where the beetle kills. and to track their movements; the management solutions are a hot topic. Alpine fur kill is high along the Wasatch Front and a solution to remove all the trees is not feasible. Mapping should be part of the general plan or a resource.

Ms. Cameron asked if the Brighton CWPP is being done and do they not have their own. Robert and Dominick help through the process. The Forest Service has the option to do 150 feet this year and if successful they have the option to go to 300 feet. Mr. Young asked what the minimum defensible space is.

4) Other Business Items (as needed)

MEETING ADJOURNED

Time Adjourned – 5:44 p.m.
Background

1989-2015
16 Transportation related studies.

2015
The Mountain Accord identified transportation issues.

2017
SB 277 approved funding for Recreation Hotspots.

2017
The Utah Transportation Commission allocated $66 million to Little Cottonwood Canyon.
Little Cottonwood Canyon
Wasatch Boulevard to Alta

Avalanche mitigation
Wasatch Boulevard

Trailhead Parking
Little Cottonwood Roadway Capacity

Cottonwood Canyons
TRANSPORTATION ACTION PLAN

Tolling
Parking Structures
Big Cottonwood Roadway Capacity

Trailheads
Pedestrian and Bike Facilities
Transit
Timeline

Little Cottonwood Canyon EIS

- **PUBLIC SCOPING**
  - Spring 2019
  - Open House and Comment Period

- **DRAFT PURPOSE AND NEED AND ALTERNATIVE SCREENING CRITERIA**
  - Spring/Summer 2019

- **ALTERNATIVES DEVELOPMENT AND REFINEMENT**
  - Fall 2019 to Winter 2020

- **DRAFT EIS**
  - Spring 2020
  - Public Hearing and Comment Period

- **FINAL EIS**
  - Early 2021

Cottonwood Canyons Transportation Action Plan

- **PUBLIC SCOPING**
  - Spring 2019
  - Open House and Comment Period

- **GOALS/NEEDS ASSESSMENT**
  - Spring/Summer 2019
  - Comment Period

- **ALTERNATIVE DEVELOPMENT/SCREENING CRITERIA**
  - Spring 2019 to Spring 2020

- **INITIAL RECOMMENDATIONS**
  - Winter 2019 to Spring 2020
  - Open House & Comment Period

- **ACTION PLAN DEVELOPMENT AND REFINEMENT**
  - Spring/Summer 2020
  - Open House and Comment Period

- **FINAL ACTION PLAN**
  - Spring 2021