

MEETING MINUTE SUMMARY

MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING

Thursday, June 6, 2019 4:00 p.m.

****Meeting minutes were approved on December 5, 2019****

Approximate meeting length: 1 hour 40 minutes

Number of public in attendance: 2

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Despain

***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	
NICOLE OMER			x
TOD YOUNG	x	x	
BROOKE DERR	x	x	
DON DESPAIN (CHAIR)	x	x	
LAYNEE JONES (VICE CHAIR)	x	x	
JAMES PALMER			x
CHRISTIE HUTCHINGS	x	x	
VICTORIA REID	x	x	
F BARTON REULING			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jake Young	x	x
Diana Martinez	x	
Zach Shaw (DA)	x	x

PUBLIC HEARINGS

Hearings began at – 4:01 p.m.

Commissioner Young motioned to open the public hearing, Commissioner Hutchings seconded that motion.

31006– Greg Larson is requesting permission to establish a short-term rental on property. **Parcel Area:** .26 Acre. **Location:** 6704 South Hulse Avenue. **Zone:** FR-0.5. **Community Council:** Big Cottonwood. **Planner:** Diana Martinez (filling in for Jim Nakamura)

Salt Lake County Planning and Development Services Planner Diana Martinez provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Greg Larson

Address: 6704 South Hulse Avenue

Comments: Mr. Larson said he lives there currently and has been remodeling but doesn't plan to live there. The remodel is complete and has occupancy permit. His intention was to live in and rent, his thought is when he isn't there, he can rent it and he has another home in Riverton.

Commissioner Reid asked about snow removal when it snows and when you aren't there what maintenance has been made. Mr. Larson said he contracted with Dan at Silver Fork Lodge. Commissioner Reid confirmed there are four dedicated spaces. Mr. Larson said he has a full-length driveway, 15 feet wide and 75 feet to front corner of the building and side of the cabin on the driveway and two wide. Commissioner Reid confirmed the cabin next door has their own driveway. Mr. Larson said they have a horseshoe loop. Commissioner Derr said some residents say short term rentals don't dispose properly of the garbage. Mr. Larson said contracting through a company with rental services and taken care of to the highest standards.

Commissioner Despain said not supposed to have advertising. Mr. Larson said on Hulse Avenue there is a sign to direct people to the correct property. Commissioner Despain said the Community Council emphasizes on four-wheel drive. Mr. Larson said he understands the concern and will address with renters when they come up in the winter.

Mr. Larson doesn't know the medium to advertise. Commissioner Jones said the house rules said no parties, it has been an issue and disruptive to the neighborhood. Ms. Martinez said rental agreement has quiet hours after 10 pm, could add a condition. Mr. Shaw said conditions have to be in accordance with standards in the ordinance. There are noise regulations that are very clear. Planning commission has asked staff to put together a list of conditions, he put together the list imposed in previous meetings. Covers same areas addressing in a concise fashion.

Mr. Larson said they will comply and make sure enforced. Mr. Shaw went over the list of conditions in the rental agreement, in addition to what governs a short-term rental. Staff will make sure the list goes to the applicant. Commissioner Jones said two items might be hard, decibels and UDOT chains. Mr. Shaw said quiet hours are 10 pm to 7 am in accordance with county health regulations. Commissioner Reid said leaving in snow tires and chains. Commissioner Derr said snow tires and chains are all understood. If the snow isn't clear, that's a condition of approval to clear snow. Mr. Shaw said recommend modifying the ordinance, short-term rental ordinance. Mr. Shaw said persuade the council to do that. Commissioner Despain said renters come in to town and there isn't four-wheel drive available. Mr. Shaw said we have a condition, during winter months, someone gets stuck and neighbor doesn't like short-term rentals and claims this is a violation and request conditional use revoked. If the condition is not pursuant to standards, unlawful condition. Mr. Shaw said he's the legal counsel and he can give it a shot and take to the Mayor and present to the county council. Commissioner Reid asked if would apply to only renters, residents or drives. Commissioner Jones said to think about what is really required or if UDOT is enough. Would need to address in the ordinance, if we went further it would be a different ordinance. She would like to take action to legal. Mr. Shaw said tackle this first, can make plans to what make sense in the ordinance update. Mr. Larson asked if visitors are bound by the rental contract. Commissioner Jones said voted to on specific actions on previous applications. Mr. Shaw said applications stand alone. Commissioner Cohen said whether or not a condition of approval that the owner has to advise of the winters and the renters have to comply with state law and still subject to UDOT requirements, could be cited. UDOT requires only during severe weather.

Commissioners and counsel had a brief discussion with regards to private roads, tenant control, owners control. Mr. Larson said he will do anything he can to talk to the applicants and can add a clause, not just on snowy days. Focus on the illegal rentals and convey to the property managers.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #31006 with conditions presented by staff with conditions of a short-term rental agreement.

Motion by: Commissioner Reid

2nd by: Commissioner Jones

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

BUSINESS MEETING

Meeting began at – 4:45 p.m.

- 1) Approval of Minutes from the August 15, 2019 meeting.

Motion: To approve minutes from the August 15, 2019 meeting as presented.

Motion by: Commissioner Young

2nd by: Commissioner Reid

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

- 2) Unincorporated County Moderate Income Housing Plan discussion – Jake Young, Regional Development

Ryan Perry introduced himself and advised he is the new director of regional development and confirmed the moderate-income housing plan needs to be adopted by December 1st.

Mr. Young said open houses for goals and strategies of the Wasatch Canyons General Plan will be held October 24th in Cottonwood Heights and October 29th in Holladay.

Mr. Young went through his hand out for the moderate-income housing element, applicable to all unincorporated and all general plans. Salt Lake Public Utilities will speak, and containment could be challenged. Mr. Shaw said this is a policy issue and Mr. Young's concern is a state mandated deadline and just to have a general plan in place, not ordinance. Mr. Perry said it is broad in the approach, what can be done in the future can be specific. Because we adopt approaches, believes they will need to be modified if the strategies aren't working. Mr. Shaw said adopt strategy, change ordinance of workforce housing and when an application comes before this body, the ordinance applies.

Mr. Young said there is a draft in the works and will come next week. November will bring it back for a recommendation next month. Mr. Young said to look at strategies with specific needs of the canyons.

- 3) Other Business Items (as needed)

Add the short-term rental ordinance discussion to the next agenda.

MEETING ADJOURNED

Time Adjourned – 5:41 p.m.