MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, January 2, 2020 4:00 p.m.

**Meeting minutes approved on February 6, 2020**

Approximate meeting length: 1 hour 48 minutes
Number of public in attendance: 4
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Jones

ATTENDANCE

<table>
<thead>
<tr>
<th>Commissioners</th>
<th>Public Mtg</th>
<th>Business Mtg</th>
<th>Absent</th>
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<tbody>
<tr>
<td>NEIL COHEN</td>
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<tr>
<td>NICOLE OMER</td>
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<tr>
<td>TOD YOUNG</td>
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<tr>
<td>BROOKE DERR</td>
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<tr>
<td>DON DESPAIN (VICE CHAIR)</td>
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<tr>
<td>LAYNEE JONES (CHAIR)</td>
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<td>JAMES PALMER</td>
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<tr>
<td>CHRISTIE HUTCHINGS</td>
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<td>VICTORIA REID</td>
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<tr>
<td>F BARTON REULING</td>
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<tr>
<th>Planning Staff / DA</th>
<th>Public Mtg</th>
<th>Business Mtg</th>
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<tr>
<td>Wendy Gurr</td>
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<td>Jake Young</td>
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<td>Zach Shaw (DA)</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) Election of Chair and Vice Chair 2020
   Election of Chair for 2020
   Motion: To nominate Commissioner Jones for Chair, Commissioner Jones accepted.
   Motion by: Commissioner Palmer
   2nd by: Commissioner Young
   Vote: Commissioners voted unanimous in favor (of commissioners present)

   Election of Vice Chair for 2020
   Motion: To nominate Commissioner Despain for Vice Chair, Commissioner Despain accepted.
   Motion by: Commissioner Cohen
   2nd by: Commissioner Reuling
Vote: Commissioners voted unanimous in favor (of commissioners present)

2) Approval of Minutes from the November 7, 2019 meeting.

Motion: To informally table approval of minutes from November 7th to the February 6th meeting.

Motion by: Commissioner
2nd by: Commissioner

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

Approval of Minutes from the December 5, 2019 meeting.

Motion: To informally table approval of minutes from December 5th to the February 6th meeting.

Motion by: Commissioner
2nd by: Commissioner

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

3) Dominic Burchett from Unified Fire Authority and Dax Reid from the State of Utah will be discussing Community Wildfire Protection Plans (CWPP) and in general wildfire preparation for the Canyons.

Dax Reid provided a PowerPoint presentation regarding CWPP Overview. Commissioner Young asked where they can find this information online. Mr. Reid said on forestry fire website and Commissioner Reuling asked where to find fire wise.

Commissioner Despain said when they broadcast close to the house, woodchips to the house. Mr. Reid said avoid woodchips. Commissioner Jones said would like to follow up discussion if they are allowed 30 feet with FCOZ. Commissioner Reuling asked about defensible space and lower the score for implementations. Mr. Reid said if you can show a neighborhood effort. Commissioner Jones asked if you could make a neighborhood or individual request.

Mr. Shaw said provided what FCOZ provides for in defensible space. In the update to FCOZ, there is basically an exception to the general rule if you remove a tree you must replace it. Selective of trees or vegetation to perform field survey work or protect structures from fire. You can prune if allowed in the Wildland-Urban Interface code. Mr. Nakamura said when an application is in FCOZ, the applicant will fill out wildland interface code, score generated and submitted to fire review and will look for accuracy and base defensible space on. Mr. Shaw said you must change the ordinance and currently you must get a permit to remove a tree. Follow up on FCOZ clear. Commissioner Jones requests staff follow up. Mr. Reid brought up a brochure and education anything under six inches you don’t need permission. Standards has a 30-foot break and needs to be cleaned up.

Request to comeback and document state requirement and explain defensive space. Mr. Young said identify updating FCOZ for a number of things for fire wise and fire preparation and will jump in after the Wasatch Canyons General Plan. WUI requirements and medium term and FCOZ to update fire suppression. Commissioner Reid said should be in the context of tree preservation also.

4) Review and Discussion on the Wasatch Canyons General Plan – Jake Young

Public hearing for February 6th. Current plan is still December version and doing in house technical review, double checking spelling and grammar. Nothing has changed like policies or recommendations or goals or strategies. Email draft copy to the stakeholder list anyone who has participated will get an email. After the recommendation will go to the County Council.

5) Review and approval of the FLAP grant to benefit Millcreek Canyon support letter.
Motion: To adopt the FLAP grant to benefit Millcreek Canyon support letter as written.

Motion by: Commissioner Young
2nd by: Commissioner Despain

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

6) Short Term Rentals ordinance update discussion – Laynee Jones

Commissioner Jones said they were approving a short-term rental/Airbnb to require owner of home renters have four-wheel drive and snow tires and Mr. Shaw was concerned didn’t have backup. Mr. Shaw said he took the discussion and drafted what’s in the packet draft ordinance, allows planning commission when approving a conditional use short term rental to impose a condition that the rental agreement requires snow tires or four-wheel drive when snow packed surfaces. Tailored with date range, snow tires and four-wheel drive. Researched the issue, one big problem is they’re rentals and a requirement in ordinance not realistic or feasible, researched if the airport rents out, found that most car rental companies do not rent four-wheel drive that are reliable. Found one company that does provide four wheel drive rentals. Checked on the website for tires, and indicate all season, not snow tires. Don’t allow chains on the tires. Commissioner Palmer said UPD has been working and calling it all wheel drive, mud and snow, and four-wheel drive snow tires or chains. They say traction laws aren’t in effect, and now you have a non-compliant vehicle in the canyon. Mr. Shaw said goes into ordinance it must be four-wheel drive and snow tires. People get to the airport and setting it up, doesn’t know how to enforce it. Commissioner Palmer said instead of turning on and off and make it a requirement for the whole winter.

Commissioners and counsel had a brief discussion regarding UDOT, rental car companies, compliance issues, imposing conditions, applying 24/7, bus service/ski uber. Commissioner Jones said need to choose the time frame and is there a way to match UDOT traction requirements. Mr. Shaw said he will update the language and bring it back to February 6th. County Council likes to make a green light and then to Community Council and then to the planning commission. Restriction of November 15 – April 15.

Commissioner Jones asked what the requirements are for parking. Mr. Nakamura said one parking space per bedroom with a maximum of four bedrooms for rent.

7) Other Business Items (as needed)

Commissioner Young said to think about what CWC is doing with environmental dashboard. Save Our Canyons needs an environmental dashboard and think about and discuss its appropriateness for the planning commission to acknowledge the presence and utility CWC. Presentation available that describes all of the posing issues the dashboard addresses. Commissioner Young said he supports the CWC’s effort and will be a publicly available resource.

Keep in mind when the CWC has an environmental dashboard.

MEETING ADJOURNED

Time Adjourned – 5:55 p.m.