Mountainous Planning District Planning Commission
Public Meeting Agenda
Thursday, March 5, 2020 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

(Continued from 02/06/2020) - Salt Lake County (SLCo) is considering adopting the proposed Wasatch Canyons General Plan (WCGP/Plan). The WCGP is a 20-30 year long-range plan for the areas within Parleys Canyon, Mill Creek Canyon, Big Cottonwood Canyon, Little Cottonwood Canyon and adjacent unincorporated foothills. The Plan meets the required State laws for General Plans including the elements of Housing, Transportation and Land Use, along with additionally important topics of Recreation, Environment and Economy. Planner: Jake Young


BUSINESS MEETING

1) Approval of minutes from the February 6, 2020 meeting.
2) Annual Planning Commissioner Training – Zach Shaw
3) Short Term Rentals ordinance discussion and update.
4) Other Business Items (as needed)

ADJOURN
Salt Lake County:

The Salt Lake Climbers Alliance (SLCA) is pleased to provide the following comments in response to the Wasatch Canyon General Plan (WCGP).

Climbing Resources within the Wasatch Canyon General Plan Area

The SLCA thanks the County for recognizing and supporting climbing as a popular form of recreation throughout the canyons. Many established climbing resources exist throughout the WCGP area. The attached map (figure 2) identifies existing climbing resources situated on County land (additional resources may exist), clearly demonstrating the significant climbing resources throughout the County and the need to incorporate specific language ensuring their preservation, while also meeting the Plan’s objectives.

Specific Comments

The comments below elaborate on the extent of climbing in Salt Lake County and recommendations that the County could consider adding to the Plan in order to maintain this incredible recreational resource for the general public.

1. Cite climbing as a form of recreation in Little Cottonwood Canyon (LCC) in the Plan
   a. LCC is a popular area for climbers in the Wasatch with over 1,200 recorded climbing routes (MountainProject.com) and should be recognized as such in order to garner continued support and resources into the future. A significant amount of recreation infrastructure work including trails and fixed anchor replacement has been done by the SLCA in LCC specifically in the lower part of the Canyon at the Alpenbock Loop and the Gate Buttress.

2. Reference the Big Cottonwood Climbing Conservation Initiative in specific strategy action items for Big Cottonwood Canyon (BCC) in the Plan:
   a. BCC is also popular for climbing with over 800 recorded climbing routes (MountainProject.com). In partnership with Salt Lake Ranger District, the SLCA is tackling the Lower Big Cottonwood Climbing Conservation Initiative in 2020. This project aims to create safe, accessible, and sustainable climbing areas for the community in three of the most popular climbing areas in the lower part of BCC: S-Curves, Storm Mountain and Challenge Buttress. This project will be a major project happening in the County in 2020.
3. Identify the ongoing maintenance needs of the entire climbing system (see Figure 1):

   a. There is a need to upkeep and maintain the entire climbing system. As referenced in Figure 1, below, the climbing system includes parking areas, restrooms, trailhead, trail signs, the staging area at the cliff, fixed anchors, bouldering areas, and camping where applicable. Acknowledging the need to continue to offer resources for repair and maintenance of the entire climbing system is critical to the safety and enjoyment of this sport for the public.

![Figure 1. An overview of the climbing system](image)

**Background on the SLCA**

The Salt Lake Climbers Alliance (SLCA) is a 501(c)(3) non-profit organization that exists to provide a unified voice for climbers in the Wasatch and Salt Lake County areas through advocacy, stewardship, community, and education. For more information, please visit SaltLakeClimbers.org.
The WCGP area encompasses world-class climbing resources that SLCA members use on a daily basis and throughout the year. The SLCA has been an active steward of the WCGP area since 2002 in partnership with the Uinta Wasatch Cache National Forest.

Furthermore, the SLCA and the Access Fund (a national climbing organization) are joint holders of a 140-acre recreational lease agreement with The Church of Jesus Christ of Latter-day Saints for the Gate Buttress area in Little Cottonwood Canyon. In this parcel alone there are over 700 climbing routes, and between April 1st-November 24th, 2019 there were 14,500+ individuals recorded via infrared trail counter at the Gate Buttress trailhead showing the high use of Wasatch climbing areas.

The SLCA is a valuable partner for both public and private landowners as we bring the expertise to the table when it comes to managing for climbing and the multi-use nature of Salt Lake County recreational assets. We also bring the expertise on the ground with our professional trail and anchor replacement crews. Most importantly, we engage with volunteers and local businesses to also care for the lands where they recreate.

The Growth of Climbing

The popularity of climbing is growing at a rapid rate. For example, Outdoor Industry Association “2018 Outdoor Participation Report” data indicates that over, 7.7 million U.S. residents climbed in a gym or outdoors at some point in 2017 - up from 7.26 in the prior year. Spurred by developments such as the Oscar-winning 2018 documentary Free Solo, climbing's inaugural appearance in the 2020 Olympics, and the proliferation of indoor climbing gyms nationwide, this number is projected to rise in coming years.

Climbing’s growing popularity translates to higher user demand for limited outdoor climbing resources and the lands in which they are often located. Higher user demand, in turn, requires adequate recreational infrastructure to mitigate the impacts of climbers and climbing activity. In collaboration, the SLCA and the County must continue to care for, maintain, and protect climbing resources in the Wasatch for future generations.

Concluding Remarks

The SLCA appreciates the County’s continued support of the climbing community and is grateful for the opportunity to comment on this Draft. The SLCA welcomes the opportunity to discuss further any of the comments raised in this letter with the Salt Lake County staff as needed and are thrilled to have the County as a partner.

Sincerely,

Julia Geisler

Executive Director, Salt Lake Climbers Alliance
Julia@saltlakeclimbers.org
Figure 2. Map of existing climbing areas on County land
Hi Jake, pleasure to talk with you yesterday at the MPD hearing on the Wasatch Mountains General Plan. As we discussed, attached is a link to SCR-10 (2012) which constitutes state direction on the goals for transportation planning in the Central Wasatch. The state made it clear that transportation would be a key component of a county General Plan (statewide). Alternative modes of transportation were specifically addressed. I believe that the Salt Lake County general plan must include the state goals for transportation planning for the Wasatch specifically the need for emergency egress out of the cottonwoods.

https://le.utah.gov/~2012/bills/ sbillint/scr010s01.pdf

Also mentioned last night was the SLCo Mountain Transportation Study completed in November 2012. That document studied several transportation solutions as directed by SCR-10. The study specified that an EIS was needed to study these alternatives. It is my opinion that the county should be evaluating the various alternatives presented in the study and suggest a county preference for which one makes the most sense for the residents/visitors of/to the Wasatch Mountains in SLCo given the goals set forth by the state legislature. Making sense for the visitors and residents includes their safety.


Further refinement of transportation planning was sponsored by MA/CWC through a $1 million study contracted to Parsons Brinkerhoff. I would be able to get you a copy of this study if need be. The results of this study should be incorporated into the recommendation from the county on transportation solutions for the Wasatch.

In addition to the safety issue mentioned above, I am very concerned that the $1 million PB study referenced above specifically recommended that a third lane on SR-210 not be considered due to environmental damages yet the third lane proposal was what was recommended by the Wasatch Front Regional Council Regional Transportation Plan. The county mayor sits on that council and approved the RTP. The current draft General Plan would support the third lane proposal in the RTP. Why would the county plan support a transportation proposal that is so hard on the watershed? It was my understanding that watershed protection is a major goal.

I think it very important that the county develop this general plan for the Wasatch Mountains directly with the residents of the mountains. The MPD PC mentioned last night that approval of the plan would be deferred until next month to enable feedback from Brighton Town. I would also urge you to get feedback from the Granite Community Council. As far as I know, they are very concerned about the safety of their residents within Little Cottonwood Canyon.

Thanks again for all your hard work on the current draft General Plan. I would be happy to discuss at any time.

Norm Henderson.
Yes, I am sending you this because you are now the leader/chairman of the Mountainous Planning Commission Planning Commission (appointed by the SLCo mayor). My personal position is very simple, that the Wasatch Canyons General Plan should include the specific goals for transportation set forth by the state in SCR-10 back in 2012. Most important goal is probably emergency egress for residents and visitors. In addition, the General Plan should reference and endorse the Salt Lake County Transportation Study (also in 2012) that called for evaluating in an EIS the transportation alternatives identified by the county in its plan. UDOT is now finally doing just what both the county and the Mountain Accord specifically asked for several years ago. Neither you or the county should be seen as now interfering with the UDOT LCC EIS process you asked for. It is my opinion that the county endorsement of CWC efforts to do "parallel" transportation planning outside of UDOT LCC EIS is directly interfering with that process and is very confusing to the public. In addition, your personal views (specified in your third lane recommendation to the CWC on September 8, 2017) and the county’s recommendation for a third lane up LCC through the WFRC RTP in May 2019 are, likewise, confusing to the public and seem at odds with the health and safety of canyon residents and invited guests.

Best Regards,

Norm Henderson

On Sat, Feb 15, 2020 at 8:42 PM Laynee Jones wrote:

Sent from my iPhone

Begin forwarded message:

From: Laynee Jones  
Date: February 15, 2020 at 8:41:42 PM MST  
To: Norm Henderson  
Subject: Re: One Wasatch

Thank you Norm. Are you sending this to me in my role on Mountain Planning Commission? If so I have cc’d Wendy Gurr so it is on the public record.

To clarify, are you in support of ski link and in opposition to a 3rd lane in LCC?

And you are asking that the county general plan reflect an official position in this?

Sent from my iPhone
On Feb 15, 2020, at 3:04 PM, Norm Henderson wrote:

FYI, related to my presentation to the MPD PC last week.

---------- Forwarded message----------
From: Norm Henderson
Date: Sat, Feb 15, 2020 at 2:10 PM
Subject: One Wasatch
To: jayoung@slco.org <jayoung@slco.org>, rperry<brperry@slco.org>, Jennifer Wilson <jwilson@slco.org>, Kimberly Barnett <KBarnett@slco.org>, Catherine Kanter <ckanter@slco.org>
Cc: Bart Barker <BBarker@slco.org>

See article from UtahBusiness on 2/13 below:

https://www.utahbusiness.com/for-one-wasatch/

This article suggests that there may be a need to make some major changes to the current draft Wasatch Canyons General Plan to clarify what the county has said through other planning efforts to address this regional transportation issue. No one wants to blast a third lane up LCC as proposed in the RTP (project R-S-53). I suggest that the draft plan be modified to make it clear that the goals for transportation planning for the Wasatch are those specified by the state Legislature in SCR-10. The third lane proposal now before UDOT from the WFRC through the RTP is now completely out of touch with the desires of the entire local constituency (Brighton Town, BCC, and GCC, and ski resorts) regarding transportation.


Please remember that SCR-10 was the genesis for Mountain Accord. State gave MA a chance to come up with an alternative to SkiLink under the conditions it specified. After $8 million of state money, MA, CWC, and now SLCo have miserably failed to find a better way. It is my opinion, that the county should voluntarily retract the current draft general plan and revise it to clearly accommodate the transportation direction provided by the state. The county should embrace the concepts it found through its own Mountain Transportation Study (November 2012). It will not look good for the county to be seen espousing a lot of blasting and more congestion in LCC that does nothing for emergency egress for residents and visitors.
The irony of all this is that after almost 8 years, it turns out that Ted Wilson was right.

https://www.cityweekly.net/utah/broken-link/Content?oid=2286373

Best Regards,

Norm Henderson
Conditional Use Summary and Recommendation

Public Body: Mountainous Planning District
Parcel ID: 2435132070000
Current Zone: FR-0.5
Property Address: 7961 S Big Cottonwood Cyn Rd
Request: Short-Term Rental (3 bedrooms)
Community Council: Brighton Town Council
Planner: Jim Nakamura
Brighton Council Recommendation: TBD
Planning Staff Recommendation: approval
Applicant Name: Emily Gretsky

PROJECT DESCRIPTION

Emily Gretsky is requesting a Short-Term rental conditional use approval.

5.19.010 - Short-term rental defined.

"Short-term rental" means any dwelling or condominium or portion thereof that is available for use or is used for accommodations or lodging of guests for a period of less than thirty consecutive days, wherein guests pay a fee or other compensation for said use.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located off of Big Cottonwood Canyon Road near the entrance to Brighton Loop.
LAND USE CONSIDERATIONS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Proposed</th>
<th>Compliance Verified</th>
</tr>
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<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 (confirmed)</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 (confirmed)</td>
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<tr>
<td>Parking and Maintenance</td>
<td>3 Spaces Required, Maintained year-round.</td>
<td>3 spaces in driveway</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 Brighton Town Council outlined below.

NEIGHBORHOOD RESPONSE

None as 2.25.20

BRIGHTON TOWN COUNCIL RESPONSE

To be presented March 2, 2020
Comments to be communicated verbally in MPDPC

Application #31124
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.

The following conditional uses are subject to the requirements of this chapter, all general and specific conditions, criteria, and approval procedures set forth in Chapter 19.84, "Conditional Uses," and for properties situated within the foothills and canyons overlay zone, the procedures and provisions of Chapter 19.72, "Foothills and Canyons Overlay Zone" and Chapter 19.73, "Foothills and Canyons Site Development and Design Standards.

Short term rentals provided that:

1. The property is located within Big or Little Cottonwood Canyons east of the dividing line between R1E and R2E, and

2. The on-site parking and the access to the site are available for use and maintained, including snow removal, throughout the entire year, and

3. The dwelling unit is served by an approved drinking water supply and public sewer system that can support the use throughout the entire year and are approved by the health department prior to issuance of a license.
Staff recommends that the Mountain Planning District Planning Commission grant approval of the Conditional Use Permit for this Short-Term Rental proposal. Based on the below Rental agreement being adhered to:

1. The Rental Agreement to include the following provisions:
   a. Quiet hours per Salt Lake County Health Regulation 21 (10 pm – 7 am), with noise no louder than 5 decibels above ambient (surrounding) sound and no louder than 50 decibels.
   b. UDOT requirements for snow tires/chains (during severe weather, as determined by UDOT or local law enforcement, who notifies the public via road signs, message boards, UDOT Traffic app, and/or UDOT social media), i.e., all-wheel or 4-wheel drive with M/S or M+S tires; 2-wheel drive has snow tires (3PMSE) or chains/snow socks.
   c. Dogs not allowed in Big or Little Cottonwood Canyons under County Health Department Regulation 14 (except for service dogs or permitted watershed dogs)
   d. Garbage/Recycle cans to be kept inside the garage to eliminate wildlife and rodents from scattering trash.
   e. Parking not allowed on public rights-of-way but must be contained on-site.
   f. Hot tub or spa use not allowed between 10 pm – 8 am.
   g. Post these requirements in a prominent place in the home.

2. Post the owner or manager’s contact information on the outside of the home so that neighbors can report problems.

3. Parking for this use shall be contained on the site and shall not be allowed on the public rights-of-way.

4. Required parking areas and access to parking areas shall always be maintained and available for use.

5. The on-site parking and the access to the site must be available for use and maintained, including snow removal, throughout the entire year.

6. The short-term rental shall not contain more than four bedrooms.

7. 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.

8. The short-term rental shall not have any signs on the premises that advertise the use.

9. The use of the dwelling as a short-term rental shall not change the appearance of the dwelling or property for residential purposes.
VACINITY FOR PROJECT
#31124 SHORT TERM RENTAL
CONDITIONAL USE
7961 Big Cottonwood Canyon Rd
EMILY GRETSKY
ADDRESS, CRY, UT 84000
BRIGHTONSRESORT@CABIN.COM LLC
0.17 ACRES
PARCEL No. 24-35-132-007

SITE PLAN LEGEND
PROPERTY LINE
BUILDING SETBACK
FENCE
WATER METER
WATER LINE
ELECTRICAL METER
ELECTRICAL SERVICE LINE
GAS METER
DIRECTION OF SLOPE
A/C UNIT
CENTER LINE OF STREET
EXISTING CONSTRUCTION
PROPOSED CONSTRUCTION
FOUR FEET (4) SET BACK BUFFER.

"THIS IS NOT A SURVEY"
SITE VERIFY ALL DIMENSIONS

Emily Gretsky
Cabin As-Builts

Site Plan
Project number 20 0211
Date 02 13 2020
Drawn by Carlos D. Reyes
Checked by Emily Gretsky
Scale 1" = 20' - 0"
**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 they must comply with UDOT requirement regarding snow tires/chains
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.

**EMERGENCY NUMBERS**

- Medical/Fire: 911
- Sheriff Dispatch: 801-743-7000
- Road Conditions: 511 for Hwy 191
- Power Outage: 877-548-3768
- CenturyLink Outage: 385-414-2077
- Trees on Power Lines: 888-221-7070
- Poison Control: 800-222-1222
- Avalanche Hotline: 888-999-4049
- Flood Control: 385-468-6101

**Canyon Tow Trucks**

- Tow Truck Paul Nell (Brighton Area): 801-403-6186
- Tow Truck Dan Knopp (Silver Fork Area): 801-244-0366

**NEIGHBORHOOD RULES**

- **Quiet Hours**
  - 10 pm to 7 am

- **Winter Access**
  - Snow Tires, All Wheel Drive, or chains are required in winter.

- **No Dogs in Canyon** (Watershed Rules)

**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:**
Conditional Use Summary and Recommendation

Public Body: Mountainous Planning District
Parcel ID: 24351760350000
Property Address: 8071 Millicent View Place
Request: Short-Term Rental (3 bedrooms)
Applicant Name: Dustin Armstrong

Meeting Date: March 5, 2020
Current Zone: FR-0.5

Community Council: Brighton Town Council
Planner: Jim Nakamura
Brighton Council Recommendation: TBD
Planning Staff Recommendation: approval

PROJECT DESCRIPTION

Dustin Armstrong is requesting a Short-Term rental conditional use approval.

5.19.010 - Short-term rental defined.
"Short-term rental" means any dwelling or condominium or portion thereof that is available for use or is used for accommodations or lodging of guests for a period of less than thirty consecutive days, wherein guests pay a fee or other compensation for said use.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located off the Brighton Loop near the Brighton General store.
LAND USE CONSIDERATIONS

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ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern. However, Planning Staff supports the recommendations from the Brighton Town Council.

NEIGHBORHOOD RESPONSE

None as 2.25.20

BRIGHTON COUNCIL RESPONSE

To be presented March 2, 2020
Comments to be communicated verbally in MPDPC

Application #31114
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.


The following conditional uses are subject to the requirements of this chapter, all general and specific conditions, criteria, and approval procedures set forth in Chapter 19.84, "Conditional Uses," and for properties situated within the foothills and canyons overlay zone, the procedures and provisions of Chapter 19.72, "Foothills and Canyons Overlay Zone" and Chapter 19.73, "Foothills and Canyons Site Development and Design Standards.

Short term rentals provided that:

1. The property is located within Big or Little Cottonwood Canyons east of the dividing line between R1E and R2E, and

2. The on-site parking and the access to the site are available for use and maintained, including snow removal, throughout the entire year, and

3. The dwelling unit is served by an approved drinking water supply and public sewer system that can support the use throughout the entire year and are approved by the health department prior to issuance of a license.
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. Based on the below Rental agreement being adhered to:

1. The Rental Agreement to include the following provisions:
   a. Quiet hours per Salt Lake County Health Regulation 21 (10 pm – 7 am), with noise no louder than 5 decibels above ambient (surrounding) sound and no louder than 50 decibels.
   b. UDOT requirements for snow tires/chains (during severe weather, as determined by UDOT or local law enforcement, who notifies the public via road signs, message boards, UDOT Traffic app, and/or UDOT social media), i.e., all-wheel or 4-wheel drive with M/S or M+S tires; 2-wheel drive has snow tires (3PMSF) OR chains/snow socks.
   c. Dogs not allowed in Big or Little Cottonwood Canyons under County Health Department Regulation 14 (except for service dogs or permitted watershed dogs)
   d. Garbage/Recycle cans to be kept inside the garage to eliminate wildlife and rodents from scattering trash.
   e. Parking not allowed on public rights-of-way but must be contained on-site.
   f. Hot tub or spa use not allowed between 10 pm – 8 am.
   g. Post these requirements in a prominent place in the home.

2. Post the owner or manager’s contact information on the outside of the home so that neighbors can report problems.

3. Parking for this use shall be contained on the site and shall not be allowed on the public rights-of-way.
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8. The short-term rental shall not have any signs on the premises that advertise the use.
9. The use of the dwelling as a short-term rental shall not change the appearance of the dwelling or property for residential purposes.
ARMSTRONG CABIN PHOTOS
Floor plan for:
8071 Millicentview Place, Brighton, UT 84121
Prepared by Dustin Armstrong, Ph 801-232-9015, 1/27/2020

Upper Floor
Bedrooms (2): 15'x15' each
Bathroom: 9'x 8
Closet: 41.5'x 2''
Total living area 622.5 sq ft

Main Floor
Living room: 24'x 21'
Closet: 3'x 9'
Bathroom: 8'x 11'
Kitchen/Dining: 14'x 24'
Total living area 996 sq ft

Basement
Family room: 14' x 24'
Utility: 24'x 24'
Total living area 336 sq ft
Site Plan for Millicentview Place

Brighton UT, 84121


Legend

Red line------Property line
Blue line------Edge of pavement
Green line----Existing structures*

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<tr>
<td>Paved surfaces</td>
<td>Designated parking**</td>
<td>Stream</td>
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*All structures and features are displayed as they currently exist. Footprint of home is 24'x41', with 1619 sq ft living area over 3 floors (see home plan). No demolition or new construction is proposed.

**At least 2 parking stalls are kept snow free year round.
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 they must comply with UDOT requirement regarding snow tires/chains.

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.
MEETING MINUTE SUMMARY
MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING
Thursday, February 6, 2020 4:00 p.m.

Approximate meeting length: 2 hours 11 minutes
Number of public in attendance: 35
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Jones

*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

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<th>Commissioners</th>
<th>Public Mtg</th>
<th>Business Mtg</th>
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<tr>
<td>NEIL COHEN</td>
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<td>NICOLE OMER</td>
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<td>TOD YOUNG</td>
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<td>BROOKE DERR</td>
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<td>DON DESPAIN (VICE CHAIR)</td>
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<td>LAYNEE JONES (CHAIR)</td>
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<td>JAMES PALMER</td>
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<td>CHRISTIE HUTCHINGS</td>
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<td>VICTORIA REID</td>
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PUBLIC HEARINGS

Hearings began at – 4:04 p.m.

31083 – Richard Dorney is requesting permission to establish a short-term rental on property. **Parcel Area:** .50 Acre. **Location:** 11388 East Mountain Sun Lane. **Zone:** FR-0.5. **Community Council:** Big Cottonwood. **Planner:** Jim Nakamura

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

Commissioner Cohen asked if Jim spoke to the applicant regarding staff recommendations with all conditions recommended. Mr. Nakamura said the applicant understood and will follow the conditions. Commissioner Derr asked about the Big Cottonwood Community Council recommendations. Mr. Nakamura said applicant will receive a letter with the outline of conditions.

Commissioner Hutchings motioned to open the public hearing, Commissioner Palmer seconded that motion.
PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Richard Dorney
Address: 11388 East Mountain Sun Lane
Comments: Mr. Dorney said it is a four-bedroom house with adequate parking. They live in California and will rent the whole house. Carol McCalb will be the rental manager.

Commissioner Derr asked about garbage. Mr. Dorney said the Town of Brighton has their own dumpster by the mailbox. Commissioner Jones asked if he is aware renters should have full-time four-wheel drive. Mr. Dorney said his home is easier to get to, but aware.

Commissioner Derr motioned to close the public hearing, Commissioner Reid seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #31083 as recommended with conditions one through nine.
Motion by: Commissioner Reid
2nd by: Commissioner Palmer
Vote: Commissioners voted unanimous in favor (of commissioners present)

Salt Lake County (SLCo) is considering adopting the proposed Wasatch Canyons General Plan (WCGP/Plan). The WCGP is a 20-30 year long-range plan for the areas within Parleys Canyon, Mill Creek Canyon, Big Cottonwood Canyon, Little Cottonwood Canyon and adjacent unincorporated foothills. The Plan meets the required State laws for General Plans including the elements of Housing, Transportation and Land Use, along with additionally important topics of Recreation, Environment and Economy. Planner: Jake Young

Salt Lake County Regional Development Planning and Transportation Planner Jake Young, Jim Carter, consultant and Director, Ryan Perry provided an analysis of the proposed Wasatch Canyons General Plan.

Commissioner Hutchings asked when the Town of Brighton would make comments. Mr. Perry said at their next council meeting a few days before the March meeting. Commissioner Derr asked thoughts of UDOT if they happened to build the complex in the gravel pit a good place to build temporary employee housing. Mr. Young said that is within Cottonwood Heights.

Commissioner Palmer motioned to open the public hearing, Commissioner Hutchings seconded this motion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Sierra Club
Name: Will McCarvill
Address: 3607 Golden Hills Avenue
Comments: Mr. McCarvill said he likes the plan, forward looking, much better than the old plan. Definite engagement by the county in the hills, county stepped up and would be a good partner, including money. Users are Salt Lake County residents.

Speaker # 2: Big Cottonwood Community Council
Name: Barbara Cameron
Address: Big Cottonwood Canyon
Comments: Ms. Cameron said she agrees with Mr. McCarvill, outstanding plan and pleasure working with all involved. Accessory dwelling units and short-term rentals discussed. Read from her handout; can work on action items in ordinances. Inundated with short term rentals. Requests a moratorium for 6 months until ordinance is presentable and take out the four bedroom limit for short term rentals because it creates enforcement problems.

Speaker # 3: Town of Brighton Council
Name: Carolyn Keigley
Address:
Comments: Ms. Keigley read from her emails. Asked to limit density/number of short-term rentals, make affordable for locals to live.

Speaker # 4: Citizen
Name: Norm Henderson
Address:
Comments: Mr. Henderson said he has appreciation for the plan. Transportation planning is a focus of the plan and a requirement to focus on that. Concerned the plan didn’t hearken back to the state direction in the Wasatch canyons. Mountain accord was trying to find a solution. State came out with goals of what needed to be done and connection of the seven ski resorts between Summit and Salt Lake County. People getting trapped at dead ends because of catastrophe, and ski resorts concerned. Plan should have brought the goals of the state into the county plan and addressed. Suggestion Town of Brighton be brought into the process and get their thoughts as well. Concern with safety and transportation is a big concern.

Speaker # 5: Parley’s Canyon Community Council
Name: Shaun Hoggan
Address: Mount Aire
Comments: Mr. Hoggan thanked staff for the open hearing environment. Indicated demographics of parley’s is different, various stipulations in a blanket format may not apply. Moderate-income housing difficult for residents of the area. Appreciate Ms. Cameron’s comments on suggestions and alternatives.

Speaker # 6: Citizen
Name: Kirk Nichols
Address: 12377 Camp Tuttle Road
Comments: Mr. Nichols referred to three gap studies. Latent demand study indicates visitation will double tomorrow if it’s easy to get up the canyon. Suggests a little more regional transportation planning for Wasatch front and back connection. Suggests a visitor use management study; similar to proposals with CWC.

Speaker # 7: UDOT
Name: John Thomas
Address: 2060 South 2760 West
Comments: Mr. Thomas said the County reached out to UDOT and did a really good job engaging meaningfully with the public. Taught and showed the importance of the canyons. Good overview of topics and issues and support different goals and policies and action items and very engaged. Working with Mr. Young was fantastic and engaged and recognized his meaning for being there. UDOT supports the general plan.

Speaker # 8: Town of Brighton Mayor
Name: Dan Knopp
Address: 11332 East Big Cottonwood Canyon

Comments: Mr. Knopp said the council met prior to this meeting. Mr. Young was supposed to bring the general plan to the council meeting, little too much work to do in that meeting. Now some issues resolved, thinks town will be able to support but requests Commission to push off until after the town council meeting in March.

Speaker # 9: Save our Canyons
Name: Carl Fisher
Address: 3690 East Fort Union Blvd, #101

Comments: Mr. Fisher said he compared notes from October and January. Great work; doesn’t know he’s ever been to a meeting on the Wasatch mountains where everyone is saying the same thing. Likes the idea of parking garages outside of the canyons on approaches. Requests stronger language on ski area expansion and connect. Supported the legacy product environmental dashboard and funding. Need funding for plan implementation, including retaining revenues from canyon users and other innovative solutions. Advised the MRZ is not mountain recreation zone but mountain resort zone.

Speaker # 10: Citizen
Name: Emily Gretsky
Address: Brighton

Comments: Ms. Gretsky said she loves the collaboration. When the projects are outlined, a lot of good ideas come from the locals to get involved. Echoes keeping funds in the town and she operates a short-term rental and is honest. Concern over potential short-term rental ordinance limitations encouraging short-term rentals to fly under the radar and hurt the community. Supports reasonable regulations of short-term rentals, not everyone is as responsible.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioner Cohen said he sent his recommended changes to Mr. Young concerning water and raised by Log Haven and made suggestions of incorporation. Commissioner Derr said good ideas, interested in hearing from the Town of Brighton and Mr. Young talk about ideas next time. Commissioners and staff had a brief discussion regarding transportation, grants, jurisdiction and collaboration, funding in service, cross canyon connections, dedicated funding sources, maintenance and capital improvements, restrictive language, short-term rental ordinance amendment action item.

Motion: To continue to the March 5th meeting to allow the Town of Brighton an opportunity to meet and discuss.

Motion by: Commissioner Palmer
2nd by: Commissioner Young

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

BUSINESS MEETING

Meeting began at – 5:19 p.m.

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

Motion: To approve minutes from the November 7, 2019 meeting as presented.

Motion by: Commissioner Palmer
2nd by: Commissioner Derr
Vote: Commissioners voted unanimous in favor (of commissioners present)
Approval of Minutes from the December 5, 2019 meeting.

Motion: To approve minutes from the December 5, 2019 meeting as presented.
   Motion by: Commissioner Palmer
   2nd by: Commissioner Derr
   Vote: Commissioners voted unanimous in favor (of commissioners present)

Approval of Minutes from the January 2, 2020 meeting.

Motion: To approve minutes from the January 2, 2020 meeting as presented.
   Motion by: Commissioner Palmer
   2nd by: Commissioner Derr
   Vote: Commissioners voted unanimous in favor (of commissioners present)

2) Short Term Rentals ordinance discussion and update.

Commissioners and Counsel had a brief discussion regarding posting contact information and business license, ADU’s combining with short-term rentals, water shares.

Ms. Gretsky said she had a hard time trying to find links and people could properly guide them. Could they send a letter with steps to people that do not have a business license.

Ms. Keigley asked to investigate what tools they have and act on and research resort areas. Mr. Shaw said he could do the research and recommends what was just shared regarding enforcement concerns be sent to Bart Barker. Number of short term rentals within a geographic area will be researched, along with idea of a moratorium, which would be under the County Council’s authority. Policy of limiting four bedrooms discussed. Duration of short-term rentals defined in business license, short term is less than 30 days.

Commissioner Jones asked when an application comes through, is the application sent to Ms. Cameron and the Community Council? Mr. Shaw said working with the Town of Brighton to establish a process to get input on applications and ordinances. Mr. Shaw said process for short-term rental approval is to get the rezone through the Mountain Planning Commission, then sent through the business license process and issue business license on behalf of the Town of Brighton.

Short term rental ordinance expanded to include all of the concerns of the planning commission, then confirm with the County Council to take through the formal public process. Posting short term rental land use conditional use permit or plaque with contact information discussed.

3) Other Business Items (as needed)

Commissioner Jones said she is asking for staff to research roof-a-lanches in Big Cottonwood and extending from property on to the road and research done on other towns and what tools to regulate it.

Ms. Gretsky expressed concern about the County reviewing online availability of short term rentals.

Commissioner Hutchings motioned to adjourn, Commissioner Reid.

**MEETING ADJOURNED**

Time Adjourned – 6:15 p.m.