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

**Meeting minutes were approved on March 5, 2020 with one amendment**

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

ATTENDANCE

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<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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<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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<td>F BARTON REULING</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 Conditional Use 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.