

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, October 11, 2023 8:30 a.m.

Approximate meeting length: 2 hours 4 minutes
Number of public in attendance: 28
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Hiatt

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Mark Elieson	x	x	
Christopher Collard	x	x	
Sara Hiatt (Chair)	x	x	
Jeff Watkins (Vice Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker	x	x
Shad Cook	x	x
Jim Nakamura	x	
Ryan Anderson	x	x
Lisa Hartman	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:32 a.m.

Commissioner Hiatt read the Chairs Opening Statement.

- 1) Approval of the September 13, 2023 Planning Commission Meeting Minutes. (Motion/Voting)
Motion: To approve the September 13, 2023 Planning Commission Meeting Minutes.
Motion by: Commissioner Vance
2nd by: Commissioner Collard
Vote: Commissioners voted unanimous in favor

- 2) Other Business Items. (As Needed)
No other business items to discuss.

ADMINISTRATIVE LAND USE APPLICATION(S)

Meeting began at – 8:34 a.m.

SUB2023-000771 – Woodside Homes of Utah is requesting approval of the proposed 55 Lot Sky Ranch Cascade Phase 1 Preliminary Plat and the associated Planned Unit Development. **Total Acreage:** 15.48 acres. **Location:** 6664 South Talus Road. **Zone:** C-2/zc. **Planner:** Shad Cook (Motion/Voting)

The Planning Commission, in its discretion, may request public input on these applications prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

Greater Salt Lake Municipal Services District Planner Shad Cook provided an analysis of the staff report.

Commissioner Watkins motioned to open the public hearing, Commissioner Collard seconded that motion.

PUBLIC HEARING OPENED

Speaker # 1: Applicant

Name: Burke Staker

Address: 460 West 500 North, Suite 100

Comments: Mr. Staker advised the application was presented accurately.

No one from the public was present to speak.

Commissioner Elieson motioned to close the public hearing, Commissioner Collard seconded that motion.

PUBLIC HEARING CLOSED

Motion: To approve application # SUB2023-000771 approving the proposed 55 Lot Sky Ranch Cascade Phase 1 Preliminary Plat and the associated Planned Unit Development with staff recommendations.

Motion by: Commissioner Watkins

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor

PUBLIC HEARING(S)

OAM2023-000994 - An ordinance amending the following sections of the Salt Lake County Code of Ordinances, 2001: 19.12.020 (permitted uses in the FR zone), 19.12.030(g)(conditional uses in the FR zone), and 19.54.020 (permitted uses in the FA zone) to have distinct regulations in the FR and FA zones with regards to animal uses and their associated impacts on adjoining properties, the environment, and the well-being of animals; and making other related changes. **Presenter:** Brian Tucker and Zach Shaw (Motion/Voting)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the ordinance amendment.

PUBLIC HEARING OPENED

Speaker # 1: SLCo Watershed

Name: Samuel Taylor

Address: 2001 South State Street, N3-120

Comments: Provided a presentation.

Speaker # 2: Utah Division of Water Quality

Name: Sandy Wingert

Address: 195 North 1950 West

Comments: Provided a presentation.

Commissioners, staff, and counsel had a brief discussion regarding watershed, horse calculations and possibly adding a cap, conditional uses, and animal limits.

Commissioner Collard motioned to open the public hearing, Commissioner Vance seconded that motion.

Mr. Shaw advised community councils were just notified and have not had an opportunity to review and requested this item be continued to the November meeting after the public hearing.

Speaker # 3: Citizen

Name: Ed Marshall

Address: 6451 East Millcreek Canyon Road

Comments: Mr. Marshall said he submitted a letter and asked if the staff has no opposition to the revision they requested. Ask to adopt the amendments 19.12.030.g.1.

Speaker # 4: Citizen

Name: Michael Cole

Address: 7973 West Country View Lane

Comments: Mr. Cole said he doesn't own horses but is a member of the community and was sought out to be involved in discussions with the county. He was invited to listen and express concerns. It was an invite meeting and HOA members expressed concerns. Meeting wasn't lengthy, members asked questions, and County came back with a document. Ordinance seems to come after an easy target--owning horses. Other reasons E. coli could be in the stream could be hikers and swimmers before horses, cow and deer use as a water source. Seems a little bit of going after the easy without pinpointing the difference in E coli risk; no factual statements pointing to the horses. Dozens of horses using Yellow Fork Trail. Are there facilities for the hikers? Ordinance does not address recreational uses.

Speaker # 5: Citizen

Name: Kathy Fuller

Address: 15467 Rose Canyon Road

Comments: Ms. Fuller said how frustrating this process has been. She was on the recent phone calls with SLCO staff. She did not represent as a board member or HOA at the meeting, that was not her intent, but she gave her personal opinion. She understands and appreciates the fine and understands the nervousness of compliance. Even if enacted today, ordinance would not change the e. coli count by February 2024. She reviewed FR/FA zoning when she started house hunting in 2015, HOA rules in Hi-Country I wouldn't allow anything other than recreational animals. Their area is not protected watershed and requirements should be different from east canyons because Rose Creek not supplying drinking water. Setbacks are 75 feet away from the stream and she doesn't have that space. She has done research and there are lots of different e. coli and the one they need to worry about is e. coli 0157. It is most often carried by cows, sheep, and deer. She will hand in articles that horses do not carry e. coli 0157.

Speaker # 6: Citizen

Name: Patricia Stanko

Address: 15145 South Rose Canyon Road

Comments: Ms. Stanko provided a YouTube drone video and explained the areas, contending that riparian corridor already exists

Speaker # 7: Citizen

Name: Terri Kay

Address: 8091 West Canyon Road

Comments: Ms. Kay said she echoes everyone's opinions. The first concern is that board members have not spoken as such. She has been vocal and participating. Appreciates the video shown and yes, we may have seen one area but there is a lot out there that is vegetated. Need understanding of west and east side being completely different. Doesn't own horses, but her neighbors do and understand livelihood and lifestyle.

Speaker # 8: Citizen

Name: Cathy Williams

Address: 15191 South Rose Canyon Road

Comments: Ms. Williams said people are the problem, not horses. Should watch hikers, bikers, and horseback riders at Butterfield and SLCO tolerates this. Need more research and honesty before a decision is made. Love the canyon and appreciate honesty before anything moves forward.

Speaker # 9: Citizen

Name: Michael Nicolosi

Address: 7722 Mountain Top Road

Comments: Mr. Nicolosi said there is a lot of interest put on the horses. He is in favor of a limit on horses and would make a better impact than having a restriction to the stream. There isn't a big number of horses close to the water. If limit the animals, why are we just talking about horses, they are the least contributor. Goats can present a bigger problem, and there's property with 50 to 60 dogs. Let's not just cap the number of horses. Set limits for goats, dogs, chickens, horses, or cows that contribute to the issue.

Speaker # 10: Citizen

Name: Pam Jenson

Address: 14927 Rose Canyon Road

Comments: Ms. Jenson said SLCO did not discuss with board members as such. Request language implying that be stricken from the record.

Speaker # 11: Citizen

Name: Sheryl Cole

Address: 7973 West Country View Lane

Comments: Ms. Cole said if this passes, what happens in the next round of tests and numbers are still high. Address only one potential problem; not proven is the horses. There are other state entities reintroducing beavers into the creek, ordinance will not help the e. coli problem and requests speaking to the entities adding to the problem. Spike in e coli due to warm weather and could be due to recreation; need to address the issues and can't target one perceived problem and have it resolved.

Speaker # 12: Citizen

Name: Kim Zacherson

Address: 14594 South Rose Canyon Road

Comments: Ms. Zacherson said slope analysis at 30 percent is costly. Concerning a cap on four horses, isn't fair that every family member does not get their own horse. Would like to have a meeting with Sam Taylor and come to a resolution if they all sit down together and understand there is pressure to have a plan.

Commissioner Watkins motioned to close the public hearing, Commissioner Collard seconded that motion.

PUBLIC HEARING CLOSED

Commissioners and staff had a brief discussion regarding other jurisdictions, bigger picture for bathrooms on trails, hoa and country regulations, deadlines, portions of property impacted, ephemeral stream, horses permitted and conditional use numbers, riparian plants, and vegetation.

Motion: To continue a decision to the November 15th recommend application #OAM2023-000994 an ordinance amending the following sections of the Salt Lake County Code of Ordinances, 2001: 19.12.020 (permitted uses in the FR zone), 19.12.030(g)(conditional uses in the FR zone), and 19.54.020 (permitted uses in the FA zone) to have distinct regulations in the FR and FA zones with regards to animal uses and their associated impacts on adjoining properties, the environment, and the well-being of animals; and making other related changes to the Salt Lake County Council for approval.

Motion by: Commissioner Cohen

2nd by: Commissioner Collard

Vote: Commissioners voted unanimous in favor

MEETING ADJOURNED

Time Adjourned – 10:36 a.m.

DRAFT