

OFFICE OF TOWNSHIP SERVICES

Planning and Development Services

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MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, June 15, 2016 8:30 a.m.

Meeting minutes were approved on July 13, 2016

Approximate meeting length: 1 hour 13 minutes

Number of public in attendance: 10

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Cohen

***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	
Ronald Vance	x	x	
Mark Elieson	x	x	
Bryan O'Meara	x	x	
Kim Barbushev	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Curtis Woodward	x	x
Wendy Gurr	x	x
Max Johnson		
Zach Shaw (DA)	x	x
Tom Zumbado	x	x

BUSINESS MEETING

Meeting began at – 8:35 a.m.

Commissioner O'Meara arrived at 8:40 am

1) Approval of Minutes from the May 11, 2016 meeting.

Motion: To approve Minutes from the May 11, 2016 meeting with an amendment by Commissioner Vance.

Motion by: Commissioner Vance

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor

2) Other Business Items (as needed)

No Other Business Items to discuss.

PUBLIC HEARINGS

Hearings began at – 8:42 a.m.

29842 – Heather Limon and Kristen Faux are requesting approval for a conditional use allowing to establish an interactive farm at the Cross E Ranch. **Location:** 3500 North 2200 West. **Zone:** A-2. **Planner:** Tom Zumbado

Salt Lake County Township Services Planner Tom Zumbado provided an analysis of the Staff Report and update.

Commissioner O'Meara confirmed an interactive farm is a conditional use, is it necessary to call it an interactive farm or a dude ranch. Mr. Zumbado said fair to use caution, dude ranches include lodging, this is private use, similar to wheeler farm, staff thought it better to be called a separate use.

Commissioner Cohen said with regards to Mr. Woodward letter, it states it is a working active farm and they are already active. Mr. Zumbado said they were drawing special permits every time there was an event. Commissioner Cohen asked if they already have a business license. Mr. Zumbado said they were only given permits on an as needed basis. Commissioner Cohen said now there isn't an interactive farm defined as a conditional use, and now it could be used in the zone. Mr. Woodward said in the past, those uses were later on added to the ordinance when it was updated and most likely it will be added to the ordinance. 19.76, allows administrative decisions. Commissioner Cohen asked what if they wanted lodging. Mr. Woodward said it hasn't been discussed, but have discussed the activities for now and would not involve customers staying within the building or structures and now is focusing on outdoor and there may be a need for scouts to camp on the land, and would not be under lodging.

Mr. Woodward said if the intention is it not to come back and if they wanted to put in a bunk house and parking, they could make that as an approval motion. If they rather it came back, they could go either way.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Heather Limon

Address: 3500 North 2200 West

Comments: Ms. Limon said she believes they are the last working farm in Salt Lake City. They're trying to farm full time. They do beef heard. Her father and grandfather started this farm. They bought this land in 1968. They are trying to keep farming and she's passionate about agriculture and farming. She's talking about agritourism and helps small farmers stay in business. There are a lot of laws protecting agritourism as agriculture. They try to have interaction, but keep it a real farm, not a play farm or historical farm. Place for people to come and people do love it, it's a place for families. The permits have been challenging, with little interruption. Different things come to light with compliance. They have held big festivals for years. They don't know if they ever want to do lodging, but may in the future do parties. Great potential for them and start where they are.

Commissioner Elieson thinks this is awesome for people to be associated with the farm. He has been associated over the years, as so many people don't. Commissioner Barbushev said she understands the importance of farming, they are special. Commissioner O'Meara said it is important they will be investing and potential mistakes made and they are protected. Ms. Limon said a lot of 4-H groups come out and if you're talking about making an encompassing permit. She would request an all-encompassing permit and would be nice to go through one process, instead of coming back.

Commissioner O'Meara asked what the difference of a permitted and conditional use. Commissioner Young said Mr. Woodward addressed that already. Mr. Zumbado said with regards to the staff

recommendations and number four has been struck. Mr. Woodward said could be discussed when there is an ordinance amendment, this is along the same lines as conditional use and the more that come into the county, they may open it up to permitted uses. Commissioner Cohen asked if dude ranch is defined.

Speaker # 2: Applicant

Name: Heather Limon

Address: 3500 North 2200 West

Comments: Ms. Limon said a dude ranch is what they originally came in for, but a dude ranch was not defined and did not fit the description.

Commissioner Cohen said could approve the use as requested and not go beyond, until dude ranches are defined. Ms. Limon said to use the word agritourism, it is something coming more well-known of a description of what they're doing. Mr. Zumbado said 19.08.030, dude ranch is in there. County Counsel Zach Shaw said there isn't a definition as a dude ranch, it is being referred to as a dude ranch in the zone.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Counsel had a brief discussion regarding the terminology of the application.

Motion: To approve application #29842 with staff recommendations A through C, excluding D.

Motion by: Commissioner Elieson

2nd by: Commissioner Barbushev

Vote: Commissioners voted unanimous in favor

29717 – (Continued from 12/16/2015, 01/13, 02/10, 03/23, 04/13 and 05/11/2016) - Recommendation on the creation of a new Mountain Resort Zone; establishing Chapter 19.13 of the Salt Lake County Zoning Ordinance. **Presenter:** Curtis Woodward

Salt Lake County Township Services Zoning Administrator Curtis Woodward provided an analysis of the MPDPC potential sections of the motions one through ten.

Commissioner Cohen said even though under land jurisdiction, they don't have the canyons anymore. Mr. Woodward said at one point Kennecott land was considering a resort and not sure if they have enough snow for skiing and showed as a potential year round resort in the Oquirrhs.

County Counsel Zach Shaw said out of abundance of caution for this body to make a recommendation because it is a county ordinance. Commissioner Cohen said the Mountainous Planning District Planning Commission could sunset and this would be the surviving commission. He confirmed the public meeting on June 30th. Tod Young confirmed what they are trying to accomplish with the Mountainous Planning District Planning Commission.

Commissioner Cohen had a brief discussion with the planning commissioners.

Motion: To continue application #29717 to the July 13th meeting date.

Motion by: Commissioner Vance

2nd by: Commissioner O'Meara

Vote: Commissioners voted unanimous in favor

MEETING ADJOURNED

Time Adjourned – 9:48 a.m.