



Planning and Development Services

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****Notice of this meeting posted July 29, 2020 to <https://www.utah.gov/pmn/sitemap/notice/619691.html> and Notice of Intent to Prepare the West Bench General Plan July 27, 2020, notices mailed July 22, 2020 and July 29, 2020****

MEETING MINUTE SUMMARY

SALT LAKE COUNTY PLANNING COMMISSION MEETING

Wednesday, August 12, 2020, 2019 8:30 a.m.

****Meeting minutes were approved on November 18, 2020****

Approximate meeting length: 1 hour 22 minutes

Number of public in attendance: 3

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Collard

***NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from 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
Kim Barbushev (Vice Chair)	x	x	
Christopher Collard (Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Diana Martinez	x	x
Jim McNulty	x	x
Travis Hair	x	x
Jake Young	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:30 a.m.

1) Reading by the Chair:

Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 52-4-207(4), and acting in my capacity as Chair of the Salt Lake County Planning Commission (“Commission”), I hereby make the following written determinations in support of the Commission’s decision to hold and convene electronic meetings of the Commission without a physical anchor location: Conducting Commission meetings with an anchor location that is physically accessible for members of the public to attend in person presents a substantial risk to the health and safety of those who may be present at the anchor location; and This determination is based upon the following facts, among others: Salt Lake County remains under a state of public health emergency related to the ongoing COVID-19 pandemic, and significant, continued person-to-person transmission of the SARS-CoV-2 virus continues to occur in Salt Lake County; State and local health authorities have adopted “Phased Guidelines for the General Public and Business to Maximize Public

Health and Economic Reactivation, Version 4.6,” which orders institutions and persons in moderate risk or “orange” jurisdictions, including Salt Lake City, to take “extreme precautions,” including allowing “in-person interactions in decreased group sizes that enable all physical distancing guidelines to be maintained; social interactions in groups of 20 or fewer” and recommending “increase[d] virtual interactions”; Mayor Jennifer Wilson has ordered that the Salt Lake County Government Center be open to the public on an “appointment only” basis during the current period of Salt Lake County Government’s phased re-opening; The health and safety of Commission members, County officials and employees, staff, and members of the public is best served by holding electronic meetings of the Commission with limited in-person interaction of fewer than 20 persons; The Commission has prepared for and demonstrated the ability to effectively conduct its public meetings electronically, including providing members of the public means to observe the Commission’s meetings and provide comments electronically. These written determinations shall be read into the minutes at the beginning of the Commission Meeting, held in Salt Lake City on August 12, 2020, and at future Commission meetings as appropriate. Commission staff are instructed to continue including in the public notice information on how a member of the public may view and make comments at the Commission’s electronic meetings. This written determination is effective until future determinations of the Chair.

2) Approval of Minutes from the July 15, 2020 meeting.

Motion: To continue to the September 16th meeting.

Motion by: Commissioner Vance

2nd by: Commissioner Barbushev

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

Commissioner Cohen reordered the agenda to address the public meeting item first, Commissioner Barbushev seconded that motion. Commissioners voted unanimous in favor (of commissioners present)

LAND USE APPLICATION(S)

Hearings began at – 8:37 a.m.

31220- Cameron Woods is requesting approval of a Conditional Use for an Oversized Garage/Pool House (1444.58 sq. ft.). **Acreage:** 0.56 acres **Location:** 8275 S. Creek Hollow Cove. **Zone:** R-1-21 (Residential). **Planner:** Diana Martinez (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 Diana Martinez provided an analysis of the staff report.

Commissioner Cohen asked if down the line the ADU ordinance is passed and they want to make it an ADU, what is the process. Ms. Martinez said it would have to do a separate application to make it legal. The applicant is aware of the conditions and has not expressed any concerns.

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Cameron Woods

Address: 8275 South Creek Hollow Cove

Comments: Mr. Woods said as far as pool house, never had intention to rent out, just has sink and refrigerator. Signed affidavit it would not be rented out. Excited about project, pool is dug and inspected, looking forward to move forward.

Commissioner Cohen asked if the pool is in. Mr. Woods said it is dug. Commissioner Cohen asked where the pool house would be. Mr. Woods said the shed is removed. Commissioner Cohen asked that with a three-car garage, what would applicant do with the two-car garage. Mr. Woods said the garage is only 19 feet and very narrow. Commissioner Cohen asked what is behind the shed. Mr. Woods said it was a garden area. Commissioner Cohen asked if the homes to the east are unincorporated R-1-15. Mr. Woods said he believes it is Sandy.

No one from the public present to speak.

Ms. Martinez asked if the applicant was able to speak to the neighbor that showed interest. Mr. Woods said he spoke to him and gave him the plan.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #31220 with staff recommendations.

Motion by: Commissioner Barbushev

2nd by: Commissioner Elieson

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

BUSINESS MEETING (Cont.)

- 3) Discussion Item: Salt Lake County Planning Commission ordinance change and membership increase. **Planner:** Jake Young

Mr. Young provided an update to the ordinance change, which was adopted by the county council August 11th, and thought it was a good thing for the county and takes effect 15 days after the decision. Working with the MSD, a flyer will be created in looking for new members and will be distributed throughout the county.

Commissioner Elieson said he knows the reason to change the commission previously because they were having problems finding commissioners and is there interest now. Mr. Young said 2 reasons for renewed interest: First, a lot more activity happening in the west bench, and west bench general plan. Secondly, improve the quality of training for the planning commission and bring more professional planning training. Commissioner Elieson understands having as many commissioners with better cross sections of experience. Once they have a full commission, will he be moved from an alternate. Mr. Young said if you want to be a full member again, you may have to reapply and will check on that. Commissioner Elieson said he would be interested.

Commissioners and Staff had a brief discussion regarding the alternate and full-time positions. Mr. Young asked if the MSD has comments or questions. Mr. McNulty said he likes the fact there will be more planners with the large-scale projects and more training opportunities. Mr. Young confirmed 7 full, 4 unincorporated and 3 in a city and two alternates, with the challenge of finding candidates in unincorporated. Commissioner Vance asked his status and confirmed full time until

replaced and what he needs to do. Mr. Shaw said continue to serve until replaced, it is for the bylaws to remove the term limits and encourage as many unincorporated members as possible, and need to revise the bylaws to reflect that townships do not exist and other amendments. Mr. McNulty asked about term limits how do they move forward. Mr. Shaw said Planning Commission would make recommendations on the by law limits and vote for a recommendation to the council. Mr. Shaw said will circulate the bylaws, so new changes made and could determine other changes they want to see. Can bring thoughts and changes in September and bring it back in October. Will highlight the term limit and suggest areas of revision. Commissioner Collard asked about the term limits and after the term limits, can they be reappointed. Mr. Shaw said each time a term expires, the mayor appoints to a new term; if bylaws eliminate the terms, the mayor would appoint you to a third term, and so on.

4) Discussion Item: Accessory Dwelling Unit (ADU) Ordinance. **Planner:** Travis Hair.

Mr. Hair provided a briefing with where they are with the ADU's. Commissioner Barbushev asked the cost of the business license. Mr. Hair said around 100 but looking at cheaper for ADU's. Mr. McNulty said looking at a 50 percent reduction, just need to track and know who does them. Commissioner Barbushev asked about renting to family. Mr. Young asked about inspections. Mr. McNulty said a multi-step process, planner will coordinate with the building and business license, and will have to meet building permit requirements. Mr. Hair said there are no ADUs permitted in the county or metro townships, someone may have one now that is not legal, and would have to come in and correct that and go through building permit, inspection, and business license. Commissioner Cohen noted that the purpose statement in the ordinance referred to metro township. Mr. Hair said he will correct. Commissioner Cohen asked if this is for approval. Mr. Hair said no this will come back, and this is a draft version. Commissioner Cohen asked about the ADU's occupancy by two related or unrelated Adults and dependents. Mr. Hair said these are small units and does not have a great solution for unlimited dependents. Mr. McNulty said he has worked in jurisdictions that allowed ADUs, sometimes it is a couple and a child or two, most part is two to four people. Hard to put limits on children. Commissioner Collard asked if it's appropriate to put a maximum of four to five people. Mr. Shaw said you run in to trouble when regulating the size of a family, legal challenges when restricted, can define what a family is. Commissioner Cohen asked whether the ADU can be occupied by the property owner. Mr. McNulty said different options and ordinance allows flexibility. Would like to limit to 1000 sf of use. Mr. Young asked if 1000 sf is finished living area. Garage space would qualify for the parking requirement. Mr. Young said this was included in the moderate-income housing plan. The county has recommended, and now all but two cities in Salt Lake County include ADU's as an option. Commissioner Collard asked for an estimate of what percent in Salt Lake County meet the qualifications. Mr. McNulty said roughly 50% but can look at and have a more accurate answer. Commissioner Collard said he did not want business license to be a barrier and asked about inspection requirements. Mr. Hair said some controls necessary to make sure units are safe, such as going through the national building code. Mr. McNulty said that process involved chief building official, who was an advocate to allow for these inspections and to work with applicants to meet building requirements. Approached state building official to review ADU's and standards too strict, not user friendly and not helping people achieve the ADU. The ordinance is good. Mr. Young said some cases HOA's preventing ADU's and asked whether we add to ordinance that HOAs cannot prevent. Mr. McNulty said not a party to HOAs or CC&R's, the owner will go to HOA and ask for approval, we will not be in the middle. Mr. Shaw said his instinct is exactly what Mr. McNulty said. Mr. Hair said parking section would change to show adequate parking for main and accessory, four parking spaces in total. If on street parking is prohibited it would continue to be so; if they are already allowed, they would continue with existing regulations. Mr. Young asked that an updated ordinance come back in September,

notice public hearing in October and recommend to county council. Mr. Shaw said legally and practically go to COW asking to put through the public process, after the green light, community councils have 30 days, comes back to planning commission for recommendation and council makes a decision. Mr. McNulty said that he intends to follow that process.

5) Other Business Items (as needed)

No other business items to discuss.

Commissioner Collard adjourned.

MEETING ADJOURNED

Time Adjourned – 9:52 a.m.

Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 52-4-207(4), and acting in my capacity as Chair of the Salt Lake County Planning Commission (“Commission”), I hereby make the following written determinations in support of the Commission’s decision to hold and convene electronic meetings of the Commission without a physical anchor location:

1. Conducting Commission meetings with an anchor location that is physically accessible for members of the public to attend in person presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. This determination is based upon the following facts, among others:
 - a. Salt Lake County remains under a state of public health emergency related to the ongoing COVID-19 pandemic, and significant, continued person-to-person transmission of the SARS-CoV-2 virus continues to occur in Salt Lake County;
 - b. State and local health authorities have adopted “Phased Guidelines for the General Public and Business to Maximize Public Health and Economic Reactivation, Version 4.6,” which orders institutions and persons in moderate risk or “orange” jurisdictions, including Salt Lake City, to take “extreme precautions,” including allowing “in-person interactions in decreased group sizes that enable all physical distancing guidelines to be maintained; social interactions in groups of 20 or fewer” and recommending “increase[d] virtual interactions”;
 - c. Mayor Jennifer Wilson has ordered that the Salt Lake County Government Center be open to the public on an “appointment only” basis during the current period of Salt Lake County Government’s phased re-opening;

- d. The health and safety of Commission members, County officials and employees, staff, and members of the public is best served by holding electronic meetings of the Commission with limited in-person interaction of fewer than 20 persons;
- e. The Commission has prepared for and demonstrated the ability to effectively conduct its public meetings electronically, including providing members of the public means to observe the Commission's meetings and provide comments electronically.

These written determinations shall be read into the minutes at the beginning of the Commission Meeting, held in Salt Lake City on August 12, 2020, and at future Commission meetings as appropriate. Commission staff are instructed to continue including in the public notice information on how a member of the public may view and make comments at the Commission's electronic meetings.

This written determination is effective until future determinations of the Chair.

Dated this 12th day of August, 2020.

SALT LAKE COUNTY PLANNING
COMMISSION

By: _____


Christopher Collard, Chair