

Mountainous Planning District Planning Commission

Public Meeting Agenda

Thursday, June 3, 2021 4:00 P.M.

Location: Due to the current COVID-19 pandemic, the Public Hearing will occur electronically with no physical location, as authorized by Utah Code Ann. § 52-4-207(5) and written determinations issued by the Chair of the Mountainous Planning District Planning Commission. The public can join the Public Meeting via live broadcast using Cisco Webex.

Join meeting in WebEx

Meeting number (access code): 961 841 420

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*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.

BUSINESS MEETING

- 1) Approval of the May 6, 2021 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Annual Training Discussion. **Presenter:** Zach Shaw
- 3) Other Business Items (as needed)

PUBLIC HEARING(S)

(Continued from May 6, 2021) - 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 uniform 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:** Zach Shaw (Motion/Voting)

An ordinance of the Salt Lake County Council amending the boundaries of the Mountainous Planning District (to exclude the Town of Brighton) and amending the membership requirements of the Mountainous Planning District Planning Commission; and making other related changes. **Presenter:** Zach Shaw (Motion/Voting)

An Ordinance of the Legislative Body of Salt Lake County, Utah, amending Section 19.90.020 of the Salt Lake County Code of Ordinances, 2001, Entitled “Hearing - Notice” to require the posting of physical signs informing members of the public about certain land use hearings, and related matters. **Presenter:** Zach Shaw (Motion/Voting)

The Planning Commissions will act on the proposed ordinance amendments after taking comments from the public during their respective public hearings. Public comments will be provided pursuant to the planning commissions’ rules of conduct. Public comments will be limited to three minutes per person. The public is also invited to review and inspect the proposed ordinances at <https://www.utah.gov/pmn/index.html> under the respective Planning Commissions’ agendas.

ADJOURN

Rules of Conduct for the Planning Commission Meeting

1. Applications will be introduced by a Staff Member.
2. The applicant will be allowed up to 15 minutes to make their presentation.
3. The Community Council representative can present their comments.
4. Persons in favor of, or not opposed to, the application will be invited to speak.
 - a. Speakers will be called to the podium by the Chairman.
 - b. Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
 - c. All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
 - d. For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
5. Persons opposed to the application will be invited to speak.
6. The applicant will be allowed 5 minutes to provide concluding statements.
 - a. After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.

Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Ann. § 52-4-207(5), and acting in my capacity as Chair of the Mountainous Planning District 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:
3. 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 “State Public Health Order 2021-10, ‘Updated Statewide COVID-19 Restrictions,’” which advises institutions in jurisdictions currently experiencing “moderate transmission” of COVID-19, including Salt Lake County, to take steps to limit transmission of the disease;
 - c. 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;
 - d. 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 June 3, 2021, 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 3rd day of June, 2021.

MOUNTAINOUS PLANNING DISTRICT
PLANNING COMMISSION

By: _____
Laynee Jones, Chair



MEETING MINUTE SUMMARY

MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING

Thursday, May 6, 2021 4:00 p.m.

Approximate meeting length: 2 hours

Number of public in attendance: 16

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Despain

***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	
NICOLE OMER	x	x	
BROOKE DERR			x
DON DESPAIN (VICE CHAIR)	x	x	
LAYNEE JONES (CHAIR)			x
JAMES PALMER	x	x	
CHRISTIE HUTCHINGS			x
VICTORIA REID	x	x	
F BARTON REULING			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim McNulty	x	x
Joselyn Romero		
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 4:01 p.m.

Commissioner Despain read the OPMA statement and Chair Reading.

- 1) Approval of the March 4, 2021 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the March 4, 2021 Planning Commission Meeting Minutes.

Motion by: Commissioner Reid

2nd by: Commissioner Palmer

Vote: Commissioner Omer abstained, all other Commissions voted in favor (of commissioners present). Motion passed.

- 2) Other Business Items. (As Needed)

Mr. Shaw said H.B.409 was passed and required 4 hours of annual training for planning commissioners as of yesterday. Mr. Shaw said he will send out an email to a website from the State of Utah and Ombudsman Office that provides training. Go on to the website and pick ones that interest you and that are recommended, when complete report to Ms. Gurr to track each year. Annual training dates between May 5, 2021 to May 4, 2022 to complete the training.

PUBLIC HEARING(S)

Hearing began at – 4:12 p.m.

Modification of Chapters 17.04, 17.08, and 17.20 of the Salt Lake County Code regarding the establishment of procedures and standards for conducting hydrological studies of drainage basins and drainage areas in Salt Lake County for the purpose of determining scientifically based regulations regarding the discharge of excess stormwater runoff from developed properties into County Flood Control facilities, including maximum release rates and exceptions thereto; and making other related changes. **Presenter:** Zach Shaw (Motion/Voting)

Salt Lake County Counsel Zach Shaw, Division Director Flood Control Kade Moncur, and Director Public Works Scott Baird provided an analysis of the modification.

Commissioner Despain asked if looking for and expecting a recommendation to the County Council. Mr. Moncur said applies to the whole County and allows to release the storm water off the land as the same amount before development. Commissioner Reid asked if the standard will be stricter and allow less runoff. Mr. Moncur said the standard would allow less in most cases. Mr. Shaw said if a study was in the process of completion and application comes in, under state law has the ability to issue a moratorium while the study is being completed. Commissioner Reid asked if put in to effect, would the goal be to have no flooding, except with 1% major storm possibility. Mr. Moncur said probability of having back-to-back 1% storms is a possibility. FEMA puts out flood maps, studies are trying to make sure flood maps are not worsened by the development. Commissioner Omer asked the impacts of development expected. Mr. Moncur said must use more developable land to control their water. Commissioner Cohen asked if used land for retention basins. Mr. Moncur said they can use detention basins as open space and parks. Commissioner Omer asked if property owners can build higher density housing with this ordinance. Mr. Moncur said does not know if they are related, higher density has more water usage.

Commissioner Cohen motioned to open the public hearing, Commissioner Omer seconded that motion.

PUBLIC PORTION OF HEARING OPENED

No one from the public present to speak.

Commissioner Omer motioned to close the public hearing, Commissioner Cohen seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Commissioners and staff had a brief discussion regarding impacts on development.

Motion: To recommend approval of the Modification of Chapters 17.04, 17.08, and 17.20 of the Salt Lake County Code to the County Council as presented.

Motion by: Commissioner Cohen

2nd by: Commissioner Palmer

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

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 uniform 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:** Zach Shaw (Motion/Voting)

Salt Lake County Counsel Zach Shaw, Division Director Flood Control Kade Moncur, and Director Public Works Scott Baird provided an analysis of the ordinance amendment.

Mr. Baird added the main concern was issue of having the animals near the creek and federal regulations the County applies with the stream setback. Mr. McNulty said the current ordinances are inconsistent and caused issues in the County, and he can answer questions regarding best practices for animals.

Commissioners and staff had a brief discussion regarding boundaries and portions of MPD not in a protected watershed and that ordinance will apply across the County. Commissioner Reid asked about the 100-foot setback and is it fenced, and horses cannot go there. Mr. Shaw said just cannot be housed within 100 feet. Commissioner Omer asked regarding properties that may be adversely affected by this. Commissioner Cohen asked regarding limits to cows, goats, and sheep. Mr. Shaw said one acre minimum for these larger animals and there is the ordinance on farm food production that addresses number of animals.

Commissioner Palmer motioned to open the public hearing, Commissioner Reid seconded that motion.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Citizen

Name: Nissa Farley

Address: 8176 West Dry Canyon Circle

Comments: Ms. Farley said she resides in Hi Country Phase I; spoke of an injunction preventing the HOA from enforce CC&Rs, which are in the process of updating. Received 2/1 comments in favor of CC&Rs to moving towards more lenient animal rights. 125 lots in community and four to five lots harassing owners and reporting violations. Clear the residents do not support ordinance update. FR and FA zones are treasures and wants to preserve. A few property owners looking at eliminating the heritage with aggressively restrictive ordinances.

Speaker # 2: Citizen

Name: Kathryn Fuller

Address: 15467 Rose Canyon Road

Comments: Ms. Fuller said she agrees with Ms. Farley and lives in Hi Country Phase II and they say need more consistency within HOA. Hi Country does not have one lot right to another in a different zone. Ms. Fuller owns 2 ½ acres in pie shape and buildings housing animals were there when they bought it and if they must move buildings, they will not have anywhere to put their animals. The water is not drinking water, but irrigation and if limiting animals to come in compliance with regulations, will not make the area more compliant. BLM land has cattle ranches allowed to put their cattle out. If this ordinance is passed, it will directly affect water running through their properties and will change property values.

Speaker # 3: Citizen

Name: Ed Marshall

Address: 6451 East Millcreek Canyon

Comments: Mr. Marshall said he is relieved that the intent to only apply to protected watershed, only uses watershed as a general term and does not distinguish between protected watershed for culinary purposes,

notes that Millcreek Canyon allows horses and dogs. Millcreek Canyon is 91% owned by the federal government and ordinance only applies to two properties in Millcreek Canyon. Like to request the ambiguity cleaned up and draft ordinance limited to protected watershed. The exclusion for pets allows to bring them in the canyon but not house them on their properties. Wherever term watershed is used be specified as protected watershed.

Speaker # 4: Citizen

Name: Marlin Beach

Address: 8699 West Hi Country Phase I

Comments: Mr. Beach said Hi Country Phase I has 125 FR lots. If look at commercial use, does it matter where the animals come from. Can committee advance this for decision without the H.B. 409 training discussed at the beginning of the meeting?

Speaker # 5: Citizen

Name: Laurice Lake

Address: 7821 West Canyon Road

Comments: Ms. Lake said she agrees with previous comments; not enough time and more information needed. Questioned how grandfathered permits affect us. Adjoining neighbors on one acre lots (in Herriman) are four horses per acre and what makes them so different.

Speaker # 6: Citizen

Name: Nissa Farley

Address: 8176 West Dry Canyon Circle

Comments: Ms. Farley said horse community established over 40 years ago. Would love to allow permitted uses and commercial uses and have HOA handle regulation.

Speaker # 7: Citizen

Name: Paul Dahle

Address: 8112 West Hi Country Road Phase I

Comments: Mr. Dahle said 300-foot setback to a stream, if you go from two and a half to three-acre lot you are always within 300 feet. 100 is still an imposition; 30 to 40 acres is okay, but this is too extreme. Asked for the definition of a stream, one year where the water is running? A couple of sheep or goats on half acre is nothing that cannot be managed.

Chat comments read into the record:

from Terree Kay to everyone: 4:53 PM

So, this issue has come up due to the development outside our gate?

from Laurice Lake to everyone: 4:58 PM

In the properties right outside of these zones, (my neighboring properties) 4 horses are allowed per acre. Why are we different?

from Terree Kay to everyone: 5:11 PM

actually, it says "maximum" not minimum as he stated.

from Terree Kay to everyone: 5:22 PM

HCE1 and HCE2 don't have issues, it's the development outside our communities. the County should not govern our what we do within our Associations.

from Terree Kay to everyone: 5:29 PM
I think you need to answer Marlon's question.

Randy Crane - Does your water source definition include wells?

Randy Crane - When considering the number of horses per acre did you consider the areas of the property that contained structures and driveways that are not available for pasture. Based upon the definition the land used, a five-acre lot could have 10 horses and the pasture area could be a quarter acre or smaller.

Commissioners and staff had a brief discussion regarding H.B.409 regarding training and requirements, non-complying and grandfathered structures, other jurisdictions, allowed horse numbers and best practices, well protection zones, business licenses in Hi-Country Estates and covenants, permits issued before the ordinance, and ephemeral seasonal stream vs perennial all year streams.

Commissioner Omer asked of other grandfathering, not just structures. Mr. Shaw said would look into the non-complying structure question.

Motion: To continue the 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 the June 3rd meeting to allow staff to review the public comments and make a recommendation as staff sees appropriate to the planning commission.

Motion by: Commissioner Palmer

2nd by: Commissioner Omer

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

Commissioner Reid motioned to adjourn, Commissioner Cohen seconded that motion.

MEETING ADJOURNED

Time Adjourned – 6:01 p.m.

SALT LAKE COUNTY ORDINANCE

ORDINANCE NO. _____, 2021

ANIMAL ORDINANCE UPDATE FOR FR AND FA ZONES

AN ORDINANCE OF GENERAL REVISION, 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 UNIFORM 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.

The County Legislative Body of Salt Lake County ordains as follows:

SECTION I. The amendments made here are designated by underlining the new substituted words. Words being deleted are designated by brackets and interlineations.

SECTION II. Section 19.12.020 of the Salt Lake County Code of Ordinances is amended as follows:

19.12.020 – Permitted Uses

The following uses are permitted in the FR zones subject to compliance with all applicable requirements set forth in this chapter including those relating to site and lot dimensions, development standards, and other regulations:

- A. Accessory uses and structures customarily incidental to a permitted use;
- B. Agriculture, as defined in Section 19.04.020;
- C. Apiary;
- ~~C~~D. Home business, subject to Chapter 19.85;
- ~~D~~E. Home day care/preschool for six or fewer children subject to the conditions set forth in Section 19.04.293;
- F. Horses, and animals and fowl for family food production as defined in Chapter 19.04 of this title, provided that:

1. The area proposed for such use is not a watershed area, as determined by the health department's watershed regulation;

2. Such use is limited to personal use and shall not be commercial in nature, including but not limited to the following uses for commercial purposes: boarding, breeding, trail riding, riding academy, public stable, rodeo grounds, and manure operations.

3. For properties that include within their borders, adjoin, or are within 100' of ephemeral streams or perennial streams, as defined in Salt Lake County Code Chapter 19.72:

a. With the exception of subsection (3)(c)(i), all horses, animals, or fowl allowed in this subsection (F) shall be housed or otherwise confined at least 100' away from an ephemeral or perennial stream.

b. The limits prescribed in the definition of family food production in Chapter 19.04 apply.

c. Two horses per acre for a maximum of four (4) horses are allowed. More than four (4) horses are allowed under the following exception:

i. If the subject property contains more than 2.5 acres that is not within 300' of the ephemeral or perennial stream (hereafter "300' setback"), two (2) horses for each acre that is outside the 300' setback are allowed so long as the horses are not housed or otherwise confined within the 300' setback. This two (2) horse per acre exception is not in addition to the general rule of (4) horses but replaces that general rule if the exception applies.

d. Properties must be a minimum of one (1) acre to have horses, cows, goats, or sheep.

4. For properties that do not include within their borders, do not adjoin, or are not within 100' of ephemeral streams or perennial streams, the following limits apply:

a. the limits prescribed in the definition of family food production in Chapter 19.04.

b. a maximum of two (2) horses per acre are allowed.

c. Properties must be a minimum of one acre to have horses, cows, goats, or sheep.

5. The requirements of Chapter 8.12 are met to the extent they are not in conflict with this subsection (E).

6. If horses, or animals or fowl for family food production were approved by a land use permit prior to adoption of this subsection (F), that permit governs over this subsection (E).

7. For purposes of this subsection (F), one (1) horse per ½ acre is allowed, subject to subsection (3)(d) and (4)(c). Property acreage will not be rounded up to accommodate additional horses.

[E]G. Household pets, provided the area proposed for animals is not in a watershed area, primary water supply recharge area, or drinking water source protection area, as determined by the Salt Lake ~~[Valley]~~ County health department or Utah Department of Environmental Quality;

[F]H Minor ski resort improvements, provided:

1. That the privately owned land areas on which such improvements are permitted constitute less than ten percent of the total land area utilized for the ski resort that the improvements support, and
2. That at least ninety percent of the land area on which the improvements are developed, operated, and maintained is on public lands, and
3. That the public agency responsible for the management and administration of such lands has previously approved a special use permit or similar regulatory authorization, and has assumed long-term administrative and enforcement responsibilities for such approvals, and
4. That opportunities for public notice, review, and comment on the proposed improvements have been provided through a finalized National Environmental Policy Act (NEPA) or other comprehensive public review and comment process, and
5. That such improvements are either:
 - a. Essential to public safety, or
 - b. Required in association with the reasonable repair or maintenance of existing legally established facilities and improvements, or
 - c. Essential to the continuation or extension of improvements approved under the terms of a governmental land lease or use permit or by final action of the federal or state governmental agency with jurisdiction over the lands on which the improvements are located;

[G]I. Residential facility for persons with a disability;

[H]J. Single-family dwellings;

[I]K. Wireless telecommunication facilities; provided:

1. The wireless telecommunication facility is a wall-mounted or roof-mounted facility, and
2. The facility is mounted on a nonresidential building, and
3. A computer-generated visual simulation of the proposed structure is submitted as part of the required site plan, and
4. All other applicable requirements set forth in Chapter 19.83, "Wireless Telecommunications Facilities," are satisfied.

SECTION III. Section 19.12.030(G) of the Salt Lake County Code of Ordinances is repealed as follows:

19.12.030 – Conditional Uses

~~{G. Horses, and animals and fowl for family food production, as defined in Section 19.04.235 of this title, provided that:~~

- ~~1. The area proposed for animals is not a watershed area, as determined by the health department, and~~
- ~~2. The use will not create unreasonable on-site erosion, downstream siltation, bacteriological or biological pollution in subsurface or surface waters, destruction of vegetation, air pollution, including dust and odors or other detrimental environmental effects. In determining the environmental effects of the use, the planning commission shall seek and consider recommendations from the health department and other concerned agencies, and may require the applicant to submit scientific studies including analysis of slope, soils, vegetative cover, availability of water, and other elements necessary to establish environmental effects of the proposed use, and~~
- ~~3. The planning commission may limit the number of animals and fowl, or limit the amount of ground to be devoted to such use, or make other conditions to ensure environmental protection, and~~
- ~~4. After the use is established, if the planning commission determines, based on findings of facts, that unreasonable environmental degradation is occurring, the planning commission may, after notification to the applicant and hearing, establish additional conditions or order the use to be abated;]~~

SECTION IV. Section 19.54.020 of the Salt Lake County Code of Ordinances is amended as follows:

19.54.020 – Permitted Uses

The following uses are permitted in the FA zones subject to meeting all applicable requirements set forth in this chapter and ordinance relating to site and lot dimensions, development standards, and other regulations.

- A. Accessory uses and structures customarily incident to a permitted use;
- B. Agriculture, as defined in Section 19.04.020 of this title;
- C. ~~Animals and fowl for family food production, as defined in Section 19.04.235; household pets; a maximum of four horses for private use only;~~

Horses, and animals and fowl for family food production as defined in Section 19.04.235 of this title, provided that:

1. The area proposed for such use is not a watershed area, as determined by the health department's watershed regulation;

2. Such use is limited to personal use and shall not be commercial in nature, including but not limited to the following uses for commercial purposes: boarding, breeding trail riding, riding academy, public stable, rodeo grounds, feeding operations, and manure operations.

3. For properties that include within their borders, adjoin, or are within 100' of ephemeral streams or perennial streams, as defined in Salt Lake County Code Chapter 19.72:

a. With the exception of subsection (3)(c)(i), all horses, animals, or fowl allowed in this subsection (C) shall be housed or otherwise confined at least 100' away from an ephemeral or perennial stream.

b. The limits prescribed in the definition of family food production in Chapter 19.04 apply.

c. Two horses per acre for a maximum of four (4) horses are allowed. More than four (4) horses are allowed under the following exception:

i. If the subject property contains more than 2.5 acres that is not within 300' of the ephemeral or perennial stream (hereafter "300' setback"), two (2) horses for each acre that is outside the 300' setback are allowed so long as the horses are not housed or otherwise confined within the 300' setback. This two (2) horse per acre exception is not in addition to the general rule of four (4) horses but replaces that general rule if the exception applies.

d. Properties must be a minimum of one (1) acre to have horses, cows, goats, or sheep.

4. For properties that do not include within their borders, do not adjoin, or are not within 100' of ephemeral streams or perennial streams, the following limits apply:

a. the limits prescribed in the definition of family food production in Chapter 19.04.

b. a maximum of two (2) horses per acre are allowed.

c. Properties must be a minimum of one acre to have horses, cows, goats, or sheep.

5. The requirements of Chapter 8.03 are met to the extent they are not in conflict with this subsection (C).

6. If horses, or animals or fowl for family food production were approved by a land use permit prior to adoption of the 2021 changes to this subsection (C), that permit governs over this subsection (C).

7. For purposes of this subsection (C), one (1) horse per ½ acre is allowed, subject to subsection (3)(d) and (4)(c). Property acreage will not be rounded up to accommodate additional horses.

D. Apiary;

[D]E. Home business, subject to Chapter 19.85;

[E]F. Home day care/preschool for six or fewer children subject to the conditions set forth in Section 19.04.293;

[F]G. Residential facility for persons with a disability;

[G]H. Single-family dwelling;

[H]I. Wireless telecommunication facilities, provided:

1. The wireless telecommunication facility is a wall-mounted or roof-mounted facility, and
2. The facility is mounted on a nonresidential building, and
3. A computer-generated visual simulation of the proposed structure is submitted as part of the required site plan, and
4. All other applicable requirements set forth in Chapter 19.83, "Wireless Telecommunications Facilities," are satisfied.

SECTION V. This ordinance shall become effective fifteen (15) days after its passage and upon at least one publication of the ordinance or a summary thereof in a newspaper published and having general circulation in Salt Lake County.

APPROVED AND ADOPTED this _____ day of _____, 2021.

SALT LAKE COUNTY COUNCIL

By: _____
Chair

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

ORDINANCE HISTORY

Councilmember Bradley voting	_____
Councilmember Bradshaw voting	_____
Councilmember Theodore voting	_____
Councilmember DeBry voting	_____

Councilmember Granato voting _____
Councilmember Winder Newton voting _____
Councilmember Alvord voting _____
Councilmember Snelgrove voting _____
Councilmember Stringham voting _____

Vetoed and dated this _____ day of _____, 2021.

By: _____
MAYOR JENNIFER WILSON
OR DESIGNEE

(Complete as Applicable)
Veto override: Yes____ No____ Date_____
Ordinance Published in Newspaper: Date_____
Effective Date of Ordinance:_____

SUMMARY OF

SALT LAKE COUNTY ORDINANCE NO. _____

On the _____ day of _____, 2021, the County Council of Salt Lake County adopted Ordinance No. _____, an ordinance of general revision, 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 uniform regulations in both 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.

SALT LAKE COUNTY COUNCIL

By: _____
Chair

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

Councilmember Bradley voting	_____
Councilmember Bradshaw voting	_____
Councilmember Theodore voting	_____
Councilmember DeBry voting	_____
Councilmember Granato voting	_____
Councilmember Newton voting	_____
Councilmember Alvord voting	_____
Councilmember Snelgrove voting	_____
Councilmember Stringham voting	_____

A complete copy of Ordinance No. _____ is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2-100A, Salt Lake City, Utah.

Comments from residents in High Country Estate area

From: Nissa Farley [REDACTED]
Sent: Wednesday, May 19, 2021 10:45 AM
To: Joselyn Romero JRomero@slco.org
Subject: Summarized List

Joselyn,

Here is a summarized list of sentiments I am hearing from residents. It may help you in your discussions with residents:

1. There is concern that the county is combining the FR/FA zone into one ordinance because it is administratively easier for the county. The rationale was that there is confusion between neighbors where one is on FR and one is on FA. That overlap doesn't exist with Shaggy mountain between us. Phase 1 and Phase 2 are very different communities with unique needs.
2. There is a new clause that states animals can be kept for "Private Use Only". That is very concerning once you think how restrictive that really is. The intent of this clause is to restrict "Commercial Use" but it's not limited to that. When you think about someone boarding a single horse for a friend, or selling eggs from a chicken (if one had chickens), would you consider that "Commercial Use" or a hobby? Some argue the term "Commercial Use" should be defined based on scale and not be restrictive to small home based businesses such as giving riding lessons.
3. Commercial use is not explicitly restricted in the current FR ordinance but would be in the proposed ordinance. The sentiments I hear around this is that home based businesses are allowed throughout the county but the proposal would restrict Hi Country from using animals as part of a home based business. The feeling is that as a community we should have the opportunity to modify our HOA rules to be more restrictive than the county ordinance if that is what the majority of the residents want. County ordinances should set guide rails, not be overly restrictive.
4. There is concern that the County is placing an unnecessary burden on our community requiring a conditional use permit for horses when our community was established 45 years ago as a horse community. Zone FA only requires a permit for a horse (similar to getting a dog license). Conditional use permit is a much more expensive, time consuming process to obtain. A conditional use permit is currently required for our zone, but it was not enforced or applied consistently by the county. Many residents in the past were told they did not need a conditional permit to keep a horse in a horse community.
5. Overly restrictive county ordinances reduce property values.
6. There are set back requirements in the current ordinance that supposedly only apply to a "protected watershed" but that is not stated in the proposal. This would impact some of our residents that have an ephemeral stream that only runs 1-2 weeks a year during run off.
7. The ordinance calls out restrictions for horses specifically but doesn't address other large animals. This makes the ordinance appear punitive toward horse owners.
8. Horse people are being driven out of Salt Lake County. Soon there will be no place left to carry on the legacy we were founded on. Hi Country is the only protected place for horse owners left. The county should value that and help protect that.

From: Nissa Farley [REDACTED]
Sent: Wednesday, May 19, 2021 8:47 AM
To: Joselyn Romero JRomero@slco.org
Subject: Re: Contact Info HC1

Here are a couple more that got back to me after I sent the email. This is going to give you a wide variety of people to talk to. They may not all be aware of the proposal but they will have opinions on animal rights, commercial use, and maybe a few words about nasty neighbors. ;) Specific to "commercial use" the opinions I am hearing are around whether they want to allow home based businesses like a riding school within our community, selling colts, or selling extra eggs. The "personal use" only clause is inflammatory once people realize how restrictive that really is. If you ask the question, do you want to allow commercial use, many will say no. But if you ask if they are ok with neighbors boarding horses, or selling eggs from chickens (if chickens are allowed in the HOA, lol), they will likely say yes.

Lindsay Memmott: [REDACTED]
Jill Walters: [REDACTED]
Candice Applegate: [REDACTED]

From: Nissa Farley [REDACTED]
Sent: Tuesday, May 18, 2021 10:12 PM
To: Joselyn Romero <JRomero@slco.org>
Subject: Contact Info HC1

Thank you for taking the time to talk with me today!! I am so grateful for you taking the time to listen to gain a greater context around some of the dynamics at play. I'm looking forward to continuing to partner with you.

HC1 Board President, Marlon Beach: [REDACTED]
Keenan Magoon: [REDACTED]
Ami Briscoe: [REDACTED]
Bill and Donna Coon: [REDACTED] (Long-time resident prior board member. The most knowledgeable resident on historical context. Best to reach out on his home phone.)
Richard Loy: [REDACTED]
Laurice Lake: [REDACTED] (President of Backcountry Horseman)
Jo Black: [REDACTED]
Terree Kay: [REDACTED]
Rebecca and Roger Conder: [REDACTED]

If one of the letters you received are from Karen and Mac Randolph, they live in California. They sold their property in HC1. Karen was the voice of the opposition that launched the continuous barrage of verbal assault on the board members that resulted in the board retreating behind the protection of a management firm. She should not be inserting herself in County politics or in Hi Country matters.

HC2 Community Advocate: Kathy Fuller [REDACTED]. She is expecting a call from you to provide you with a contact of names and a connection to their board president.

We received very little feedback in the discussion forum when I posted polls to gain understanding of where people were on the issue. I had some reach out privately. The sentiment was that they are concerned about becoming the next target. The list of people I included above are some of the ones that raised their hands and said they wanted to attend a community meeting. I reached out to the others to see if they are ok with me sharing their contact info. I'll send additional contacts once I hear back from them.

The image is a screenshot of a Facebook post and its comments. The post is by Nissa Farley, dated May 12 at 2:21 PM. The text of the post provides information about sending comments to the county for a meeting packet and lists email addresses for Wendy Gurr and Zach Shaw. Below the post are three comments from Carolyn Nielsen and Marlon Beach. The post has 3 comments and 1 like.

Nissa Farley
May 12 at 2:21 PM · 🌐

Comments on this matter can be sent to the county to be included in the June 16th Salt Lake County Planning Commission Meeting Packet. Feel free to email your comments to Wendy Gurr at wgurr@msd.utah.gov. Any questions can be forwarded to Zach Shaw at zshaw@slco.org.

👍 Keenan Magoon 3 Comments

👍 Like Comment

Carolyn Nielsen
Just to be clear I am not in favor of this proposed ordinance change
Like · Reply · 6d 1

Carolyn Nielsen
Also let's discuss commercial. Commercial DOES NOT simply mean making a profit. Many hobbyists make a profit off of their hobby. Commercial has to do with scale for the most part. Think of it as a commercial egg facility with dozens of outbuildings and producing 1000's of eggs. That's commercial. Having a couple of chickens and selling the surplus to your neighbors... that's a hobby or simply being a good steward.
Like · Reply · 6d 3

Marlon Beach
That's not how Zach Shaw tried to frame it. He stated if any money changes hands, it's commercial use.
I disagree.



Nissa Farley created a poll.

May 12 at 12:53 PM · 🌐



What areas of the current proposal are you in favor of? Please add others if I missed some.

Added by you
None of the above



2 votes



Added by you
More defined setback



Added by you
Moving from 'Conditional Use' to 'Permitted Use'



Added by you
Fewer horses per acre



Added by you
Expressly prohibiting commercial use



Add an option

4 Comments



Nissa Farley created a poll.

May 12 at 12:38 PM · 🌐



If you have concerns, which parts of the proposal are most concerning to you? Please add others if I left something off that is important to you.

Added by you

Punitive toward horse owners



4 votes



Added by you

Commercial Use Vs. Private Use



2 votes



Added by you

Number of Horses per Acre



2 votes



Added by you

Set Back



1 vote



Added by you

Conditional Use Vs. Permitted Use



Add an option



Nissa Farley created a poll.

May 12 at 12:46 PM · 🌐



I am creating polls here to gauge the overall sentiment of the community concerning the proposed FR/FA Animal ordinance changes. I think it will be beneficial to provide this type of information to county so they get a better feel for the overall sentiment in our community. If you don't feel comfortable responding here, please feel free to reach out to me in chat. I will represent all opinions both For/Against to the County.

Are you For or Against the proposed FR/FA Animal ordinance as it is currently Written?



Added by you
Against



5 votes



Added by you
For



Add an option



Like



Comment



Write a comment...





Nissa Farley

May 12 at 12:48 PM · 🌐



Please comment here about items you view as negative about the proposed ordinance as it is currently written.

3 Comments



Terree Kay
All

Like · Reply · 6d



Laurice Mackay Lake

It is all based on the opinion of a few instead of the community as a whole

Like · Reply · 5d



Allison Stetler Beach

It brings down property values by limiting number of horses allowed within our area. It shouldn't be a blanket policy at 2 horses per acre. Different lots have different needs. My lot 108, is all hillside. 2 horses per acre is too many here, but lower lots, with flatter acreage should be allowed to have more.

I also disagree with the setback on ephemeral streams. We have an area on our property that might see water a week or less per year. I don't think we should have to have a 300 foot setback to "protect" a water source that is not even there 51 weeks a year.

Like · Reply · 5d

I pulled a few posts from our facebook page that highlight some great things happening in our community. You can see many people are interested in moving beyond the dark days of Hi Country past.



Nissa Farley created a poll.

Admin · May 2 at 6:37 PM · 🌐



Hello! I'm collecting info on who has interest in helping Bill and Donna Coon in the coming weeks. We don't know exactly what the needs will be but we want to get info so we know who to call as needs come up. Please select what you would be willing to help with. Thanks!

Added by you

Meals



11 votes

Added by you

Feed animals



10 votes

Added by you

Errands



8 votes

Added by you

Housework



4 votes

Added by you

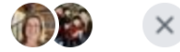
Yardwork or gardening



3 votes

Added by you

Fire Wood



2 votes



Carolyn Nielsen

I'll

Make a big pot of spaghetti and some chicken enchiladas. I'll

Put them in separate... [See More](#)

Like · Reply · 2w



Nissa Farley [Admin](#)

Carolyn Nielsen I think freezer meals would be perfect!

Like · Reply · 2w



Brenda Seeley

I can help out on Friday's with errands also. Monday's and Thursday's are the only days we wouldn't be able to help.

Like · Reply · 2w



Nissa Farley [Admin](#)

Brenda Seeley thank you!

Like · Reply · 2w



Nissa Farley [Admin](#)

Vicki Frech I know you've been taking food. You're awesome! ❤️

Like · Reply · 2w



Kerri Shea Trendler

We'll do whatever we can; our schedule is busy but we are close and will do whatever we can whenever we can.

[Care](#) · Reply · 2w



1



Brian Ami Briscoe

We can help out with whatever is needed. Just let us know.

Care · Reply · 2w



Nissa Farley Admin

Thank you everyone! This is really awesome!

Like · Reply · 2w



Vicki Frech

JoAnn and I have meals covered.

Love · Reply · 2w



JoAnn Rasmussen

Best to check with Bill first before going forward.

Like · Reply · 2w



Nissa Farley Admin

Thanks **JoAnn Rasmussen**, I've been talking with Bill. Right now, they don't know what help they'll need so this is preemptive.

Like · Reply · 2w



Nissa Farley Admin

Brooklynn Tolbert, Brenda Seeley, Brian Ami Briscoe they do need some help this week in the house. What day works good for you? ...

Like · Reply · 2w



Brenda Seeley

I can help Tuesday after 4:30, Wednesday after after 3:30 and Friday after 1:00.

Like · Reply · 2w



Romie Johnson

May 3 at 7:09 AM · 🌐



Good Morning !





Taunya Pugh Lofgran

May 9 at 12:43 PM · 🌐



We saw a pretty good size coyote on our walk last night. Mount Shaggy Drive. Just standing there on the driveway.





Cindy Yee Zimmerman

May 12 at 10:56 AM · 🌐



By any chance sometime on Monday did anyone see someone driving in or around lot 88. They drove over our address sign and rocks drove up our driveway and turned around took out some sage brush and left there mark. Thanks in advance for any information 🙏



3

6 Comments Seen by 80



Like



Comment



Marlon Beach

Do you have any idea of an approximate time?

Like · Reply · 6d



Marlon Beach replied · 4 Replies



Nissa Farley Admin

I'm sorry. That's a bummer.

Like · Reply · 3d



Write a comment...



Taunya Pugh Lofgran asked a question 🗨️

May 14 at 4:51 PM · 🌐



Does anyone have, or know someone who has, and many excavator we could rent for tomorrow? We had one lined up but there was mechanical problems and now we're looking at moving a bunch of rocks by hand.



JoAnn Rasmussen asked a question 

May 16 at 12:24 PM · 



Is there anyone in our community that can help us out with our sprinkling system?

1 Answer · Seen by 62

 Like

 Comment



Phyllis Allen

Call Harry


Like · Reply · 1d



Write an answer...



Laurice Mackay Lake

May 6 at 4:06 PM · 



Don't forget to hop on the meeting happening right now for the County Planning Commission!

4 Comments · Seen by 68

 Like

 Comment



Candace Webster-Applegate

Is it just about zoning for horses or other animals as well?

Like · Reply · 1w

From: [REDACTED]
To: [Wendy Gurr](mailto:Wendy.Gurr)
Subject: Fwd: Failure Notice
Date: Monday, May 10, 2021 9:36:57 AM

-----Original Message-----

From: MAILER-DAEMON@aol.com
To: [REDACTED]
Sent: Mon, May 10, 2021 8:21 am
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<WGurr@msdutah.gov>:

No mx record found for domain=msdutah.gov

----- Forwarded message -----

This is a request to enter the following information into the former last ordinance meeting. Listened to the audio version of the meeting. As an HOA member, of Hi Country Estates I totally agree with the proposed ordinances. For many years, our CCR's have basically supported the same number of horses permitted per acre. Unfortunately, you were basically confronted by Hi Country BOD persons and an extra (Farley) who, fancies herself an community organizer for change. She has lived here about four years. So much for an accumulation lineage of Hi Country heritage. Lake about five years.

It is unfortunate that BOD members and their immediate choice associates chose your meeting to air their laundry. Therefore, some reasons for their outspokenness needs be examined. A vote on our Bylaws and possibly new CCR's started last August and was to have been finalized on April 25,2021. The voting should have ended. However, since these members did not receive the votes needed to change certain CCR's, it was (primarily by word of mouth) extended firstly to an additional 10 days, then 3, then 60, and it now stands at 90 days. There is no clear sign off. Farley has been going door to door soliciting HOA members to vote for their CCR's, or change their votes. Many former BOD members stand against these possible new CCR's. They are loosely composed and lend themselves to between the lines interpretations. The were constructed under conditions of a lack of transparency and HOA member input. Most HOA members have received or not received emails relating to these CCR's. There has been no real open and equally shared information and action pertaining to the constructs. This entire action has been control and division of HOA membership involvement.

BOD's have a responsibility to practice fiduciary responsibilities. A type of altruism. In in case, BOD members have failed, to the max, to even demonstrate an understanding of the terms. The questionable three CCR's that block passage allude to private businesses, such as a proposed Riding Academy and horse boarders. A BOD member, verified the horse business, in a post to the HOA's web page. One horse border, since your meeting has been inquiring of bordering Hi Country property owners (located as Herriman), and bordering their property (Hi Country), to claim their business is really on the Herriman property side. Thus far, there does not appear to be any sellers.

In conclusion, your committee's approach and attempt to create fair and balanced ordinances is appreciated. Many of us, not dreamed up numbers, agree with proposed ordinances. Thank you and I request this statement be entered into the prior meeting's minutes, the future SLC

committee meeting, or packet, on May 12, and the future June MPC meeting packet, or minutes. Thank you.

Dear Mountainous Planning Commission,

Yes, we listened to your Planning Commission on May 6th. **Thank you so much** for listening to staff on the animal issues as they relate to FR and FA zones.

Over the last years, we've been trying to – educate and inform – relating to these issues. We would like you to be more informed as well!

County/MSD staff has been wonderful to work with and has apologized over and over, as unfortunately... they 'did not understand' issues relating to – horses, when previous permits were issued years ago.

We're horse owners in Hi-Country Phase I. We have experienced neighbor-against-neighbor, unfortunately due in part, to the inconsistency of equine permits previously issued by the county, plus to total lack of understanding regarding county ordinances.

Currently in our FR zone, many lots were issued permits for only 4 horses per 5 acre lot, while others had no number of horses indicated on their conditional use permit. However, all have been well informed *for decades*, personal use only, no commercial. And as you have also heard from staff... no business licenses for equine businesses have ever been issued.

Yes, neighbors have had concerns that lots with excessive horse numbers might be running equine businesses and boarding. And unfortunately, there are folks (as you heard) that think the county has absolutely no right to interfere in any governance of our HOA, and it's sad we've had folks move into our community but do not want to follow our long-standing (very simple) HOA rules, of horses only, plus cat and dogs.

And yes, currently there is a lawsuit which has been filed against our HOA board regarding – no rules, and no enforcement within our HOA, in addition to other issues.

The county staff has done *an excellent job* researching best practices for land use, as well as best practices for equine health and management.

Just a quick overview of why so much effort has been done by staff to research – the facts.

The concerns we have had:

What horses produce:

- According to The Equine Science Center https://esc.rutgers.edu/fact_sheet/horses-and-manure/
A one-thousand-pound horse produces: Approximately 31 pounds of feces and 2.5 gallons of urine – daily, which is 51 pounds of raw waste - every day. So yes... contamination issues.

Disease. When horses are coming and going... (possibly in a boarding or commercial equine enterprise) they might not adequately vaccinate etc. and for members who are horse owners, it can become VERY expensive or worse.

- The fly population increases *greatly* with increasing horse numbers, and again staff has found that reducing horse numbers to a maximum of 2 horses per acre, is also following best practices for all surrounding properties.

Safety in an emergency. This too is a huge concern. We're all a cul-de-sac out here in these canyon areas. We're *high-fire*. Our land and traffic – all flow into Herriman. Most horse owners only have at most one 4-horse trailer. We've encountered it before. Horse trailers – *coming in* – to pick up horses that individual lot owners cannot evacuate themselves. If we have a large fire, those trailers coming in... could hamper others who are trying to flee.

All we have ever asked is for common sense to prevail and to please have all county/MSD staff become more educated concerning horse ownership and use, before any more approvals are given to horse owners in our western canyon areas.

Thank you again!

Sincerely,

Jean and Randy Crane, [REDACTED]
Hi-country Estates Phase I

From: [DAVID L Winters](#)
To: [Wendy Gurr](#); [Jim McNulty](#); [ZS@slco.org](#); [JNakamuramsd@utah.gov](#); [LLStringha@slco.org](#); [Richard Snelgrove](#); [Jim Bradley](#); [Arlyn Bradshaw](#); [David Alvord](#); [Anthony Loubet](#); [Aimee Winder Newton](#); [AGranoto@slco.org](#); [Steven L. DeBry](#); [Dea H. Theodore](#)
Cc: [Kathryn Fuller](#)
Subject: Proposed Rezone FR/FA SLCO ord. 19.12 & 19.54
Date: Monday, May 10, 2021 8:55:37 AM

To Whom It May Concern,

My name is David Winters.

I am a resident of the South West part of Salt Lake County.

My address is, [REDACTED].

I am writing to ask you to vote **“NO”**, on the proposed ordinance changes as they currently are written.

1. I do support change to the ordinance that would both protect “watershed” areas, as well as protect the ability and right of horse owners to continue to house and keep horses in NON watershed areas of the County; as well as consolidate some of the land uses in the FR and FA zones.
2. The proposed setbacks (100’ or 300’) from creeks and or streams, in NON watershed areas are unreasonable.
Non watershed setbacks will have a significant negative impact on property use.
Non watershed setbacks will eliminate many properties from keeping horses, due to unique canyon geography on those properties.
In the MSD Zoning meeting held last week, ***one of the County officials stated that he did not know and had not looked into, how may properties would be “adversely” affected by the proposed ordinance change.***
Let me assure you, there are dozens of properties in both High Country Estates 1 and 2 that would be directly and adversely affected by the proposed ordinance change.
3. Rose Creek and Butterfield Creek are in the proposed area. Both are Non water shed creeks.
Butterfield Creek, a non watershed creek, runs through Butterfield Canyon. Dozens of cattle graze and water throughout that area all summer long. The cattle water and wallow in Butterfield Creek.
Rose Creek runs through Yellow Fork Equestrian Park.
Yellow Fork Park is a Salt Lake County Equestrian Park and is a well known and well used horseback riding area. The park is used by hundreds of riders every week. Hundreds of horseback riders ride through, cross and walk in Rose Creek throughout Yellow Fork Park.
Throughout the summer months, dozens of head of cattle graze in the equestrian park.
Salt Lake County Ordinance 13.04.100, currently prohibits cattle in Yellow Fork Equestrian park.
The proposed ordinance change would make Salt Lake County in violation of the

ordinance, by allowing cattle and horses to be in contact with Rose Creek and appears to not address cattle in Butterfield Creek.

4. The 2 main areas of the County negatively affected by the proposed ordinance changes are High Country Estates 1 and 2.
Both areas are Non watershed areas.
Both, are governed by Home owner associations (HOA's), that can and do address many of the "keeping of livestock" issues addressed in the proposed changes.
5. Non watershed areas have historically been addressed for nuisance, zoning violations, flood control, etc. on individual basis and the County should continue to do so.

For these and many other reasons, I am requesting that you vote **"NO", on the ordinance changes** to Salt Lake County Ordinance 19.12 & 19.54 as drafted.

I ask that you consider making changes to the draft, exempting "Non Watershed" areas and or removing the setbacks from "Non Watershed" areas, from the ordinance.

Thank you,

David Winters



From: [CenturyLink Customer](#)
To: [Wendy Gurr](#)
Subject: Re: Salt Lake County Commission Animal Ordinance Meeting.
Date: Sunday, May 9, 2021 8:32:09 PM

From: JoAnn Rasmussen

[REDACTED]
Hi Country Est. Phase 1
Herriman, Utah 84096

In Reference to the Council meeting held on May 6th 2021 I was able to listen to the audio and commend the council for a great meeting. However as a long term (46) years property/residence owner in Hi Country Phase 1 I would like to express to you my support for the zoning of 2 horses per acre of usable land. As we are zoned FR and a great majority of the property here in our HOA is not usable for horses. A number of residence who do have horses currently have 2-5 horses with the exception of (1) resident who for the past two years houses 10-13 or more horses. The great majority of these horses are **boarding** which is commercial or income. and my concern is the large stacks of manure and the stalls that are on the boundary of Herriman City Subdivision to the East which is downstream. Our CCRS specifies "no commercial" business.

In the meeting there was one individual in our association who claims she was representing all of us

Please be aware there is no individual including our BOD that represents all of us. This person does not own horses or plan on having horses, I support the council to move forward with their Animal Ordinance in our area which grants us 2 horses per acre. **And To support out current CCRS not allowing goats, sheep ,cattle or chickens.** (my opinion along with several others)
Thank you.

SALT LAKE COUNTY ORDINANCE

ORDINANCE NO. _____, 2021

AN ORDINANCE OF THE SALT LAKE COUNTY COUNCIL AMENDING THE BOUNDARIES OF THE MOUNTAINOUS PLANNING DISTRICT (TO EXCLUDE THE TOWN OF BRIGHTON) AND AMENDING THE MEMBERSHIP REQUIREMENTS OF THE MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION; AND MAKING OTHER RELATED CHANGES

The County Legislative Body of Salt Lake County ordains as follows:

SECTION I. The amendments made here are designated by underlining the new substituted words. Words being deleted are designated by brackets and interlineations.

SECTION II. The boundaries of the Salt Lake County Mountainous Planning District are hereby amended (to exclude the Town of Brighton) in accordance with the attached map of the Mountainous Planning District, which shall be on file with the Salt Lake County Clerk, in accordance with Salt Lake County Ordinance Section 19.07.010(A).

SECTION III. Salt Lake County Ordinance Section 19.07.020 is hereby amended as follows.

19.07.020 - Mountainous planning district planning commission.

A. Creation.

1. There is hereby created a mountainous planning district, consisting of the area described in Section 19.07.010 of this chapter.
2. There is hereby established a mountainous planning district planning commission ("planning commission").

B. Powers and Duties. The planning commission shall have the following powers and duties:

1. Make and recommend to the county council a general plan and amendments to the general plan for the mountainous planning district;
2. Prepare and recommend to the county council land use ordinances and a zoning map and amendments thereto for the mountainous planning district;

3. Consider and recommend to the county council a subdivision ordinance and amendments thereto for areas within the mountainous planning district;
 4. Recommend proposed application processes and the appropriate delegation of power to at least one land use authority and at least one appeal authority as provided in Section 17-27a-302 of the Utah Code.
 5. Act as the land use authority as provided in Section 19.07.030;
 6. Advise the county council on matters that the county council directs;
 7. Provide other functions as specified in this chapter or as directed by the county council.
- C. Membership, Appointment, Terms, Removal, and Vacancies:
1. The planning commission shall initially be composed of nine members appointed by the mayor with the advice and consent of the county council. After June 30, 2017, the nine members of the planning commission shall be appointed as follows:
 - a. Five of the nine members of the planning commission, filling positions on the planning commission identified as MPD planning commission seats 1 through 5, shall be appointed by the mayor with the advice and consent of the county council.
 - b. Four of the nine members of the planning commission, filling positions on the planning commission identified as MPD planning commission seats A through D, shall be appointed as provided in Subsection (C)(2) below.
 2. When there is a vacancy in one of the four planning commission seats designated in Subsection (C)(1)(b) of this section:
 - a. The mayor shall send a written request to the city associated in Subsection (C)(3) of this section with the vacant planning commission seat to provide a list of no less than two but no more than three individuals [~~who satisfy the requirements of Section 17-27a-301(1)(e)(iii)] to fill the vacancy.~~
 - b. The notified city shall respond to the written request within sixty days after the day on which the city receives the written request.
 - c. After the mayor receives the notified city's list of no less than two but no more than three individuals, the mayor shall select one individual from the list to be appointed with the advice and consent of the county council to fill the vacancy.
 - d. If the notified city fails to timely respond to the written request, the mayor may proceed to appoint any individual to fill the vacancy as provided in Subsection (C)(1)(a) of this section.
 3. The following cities [~~meet the requirements of Section 17-27a-301(7)(b) and~~] are hereby designated to be notified of any vacancy occurring in the planning commission seats identified in Subsection (C)(1)(b) above as follows:
 - a. Salt Lake City - MPD planning commission seat A.
 - b. Millcreek - MPD planning commission seat B.
 - c. Cottonwood Heights - MPD planning commission seat C.
 - d. Sandy City - MPD planning commission seat D.

4. The mayor, with the advice and consent of the county council may also appoint up to two alternate members of the planning commission, filling positions on the planning commission identified as MPD alternate 1 and MPD alternate 2. Alternate members must meet the qualifications ~~as~~ of the other planning commission members.
5. All members of the planning commission shall serve a term of three years, except that in the case of the first planning commission appointed under the provisions of this section, three members shall be appointed for an initial term of one year, three members shall be appointed for an initial term of two years, and the remaining three members shall be appointed to serve a full three-year term. Any alternate members of the planning commission shall be appointed to serve a term of four years. In the event a term of a member shall expire without a successor having been appointed, the member shall continue to serve until a successor has been appointed and the term of the successor shall terminate on the same day as though the successor was appointed in a timely manner. Any vacancy created during the term of a member shall be filled for only the remainder of the unexpired portion of that term. No member shall serve more than two consecutive full terms.
6. The planning commission shall elect a chair and vice chair from among its members to sit for one year terms and may, by majority vote, adopt rules regarding its activities, which rules may not be in conflict with the Land Use, Management and Development Act, Utah Code Ann. §17-27a-101 et. seq., or this chapter. The chair shall be considered for purposes of establishing a quorum and shall act as a voting member.
7. Except as provided in Subsection (C)(2) of this section, any vacancy occurring on the planning commission by reason of death, resignation, removal or disqualification shall be filled by the mayor with the advice and consent of the county council for the unexpired term of such member.
8. The mayor with advice and consent of the county council may remove for cause any member of the planning commission upon the filing of written charges against the member and after a public hearing on the charges conducted by a hearing officer appointed by the mayor if requested by the member.
9. Quorum: No meeting of the planning commission shall be official or of any effect except when a quorum of the members are present. Five members of the planning commission shall constitute a quorum. All actions shall require the concurring vote of a majority of the members present, unless stricter voting procedures are established by the planning commission.

D. Qualifications for Membership:

1. Planning commission members must be registered voters who reside either in the unincorporated or incorporated areas of Salt Lake County.
2. ~~[At least one]~~ Two planning commission members shall reside within any of the following: the mountainous planning district, the town of Brighton, and/or the town of Alta. ~~[and another planning commission member shall either reside or own property within the mountainous planning district.]~~
3. One planning commission member shall reside west of Interstate 15 within any municipality.

4. Four planning commission members shall reside in the cities identified in subsection (C)(3).

[3].5. The remaining [P]planning commission members shall represent areas located in the unincorporated and incorporated county. In appointing planning commission members, the mayor and county council shall endeavor to provide as much geographically balanced representation as is practicable.

E. Jurisdiction: The planning commission shall have jurisdiction regarding all pending and future planning and zoning matters and proceedings within the mountainous planning district area~~[, including areas of the mountainous planning district that are also located within a municipality or are unincorporated].~~

F. Meetings:

1. The planning commission shall establish a regular meeting schedule.
2. The planning commission must comply with Title 52, Chapter 4, Open and Public Meetings Act.

~~[G.—Reporting: The planning commission shall submit a report that summarizes actions it has taken and any recommendations regarding the mountainous planning district to the Utah State Legislature's Natural Resources, Agriculture, and Environment Interim Committee by no later than November 30 of each year as required by Section 17-27a-901(3) of the Utah Code, as amended.]~~

SECTION IV. This ordinance shall become effective fifteen days after its passage and upon at least one publication of the ordinance, or a summary thereof, in a newspaper published and having general circulation in Salt Lake County.

APPROVED AND ADOPTED this _____ day of _____ 2021.

SALT LAKE COUNTY COUNCIL

By: _____
Chair

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

ORDINANCE HISTORY

Councilmember Bradley voting _____
Councilmember Bradshaw voting _____
Councilmember Theodore voting _____
Councilmember DeBry voting _____
Councilmember Granato voting _____
Councilmember Winder Newton voting _____
Councilmember Alvord voting _____
Councilmember Snelgrove voting _____
Councilmember Stringham voting _____

Vetoed and dated this _____ day of _____, 2021.

By: _____
MAYOR JENNIFER WILSON
OR DESIGNEE

(Complete as Applicable)

Veto override: Yes____ No____ Date_____
Ordinance Published in Newspaper: Date_____
Effective Date of Ordinance:_____

SUMMARY OF

SALT LAKE COUNTY ORDINANCE NO. _____

On the _____ day of _____ 2021, the County Council of Salt Lake County adopted Ordinance No. _____, an ordinance of general revision, amending the boundaries of the Mountainous Planning District (to exclude the Town of Brighton) and amending the membership requirements of the Mountainous Planning District Planning Commission; and making other related changes

SALT LAKE COUNTY COUNCIL

By: _____
Chair

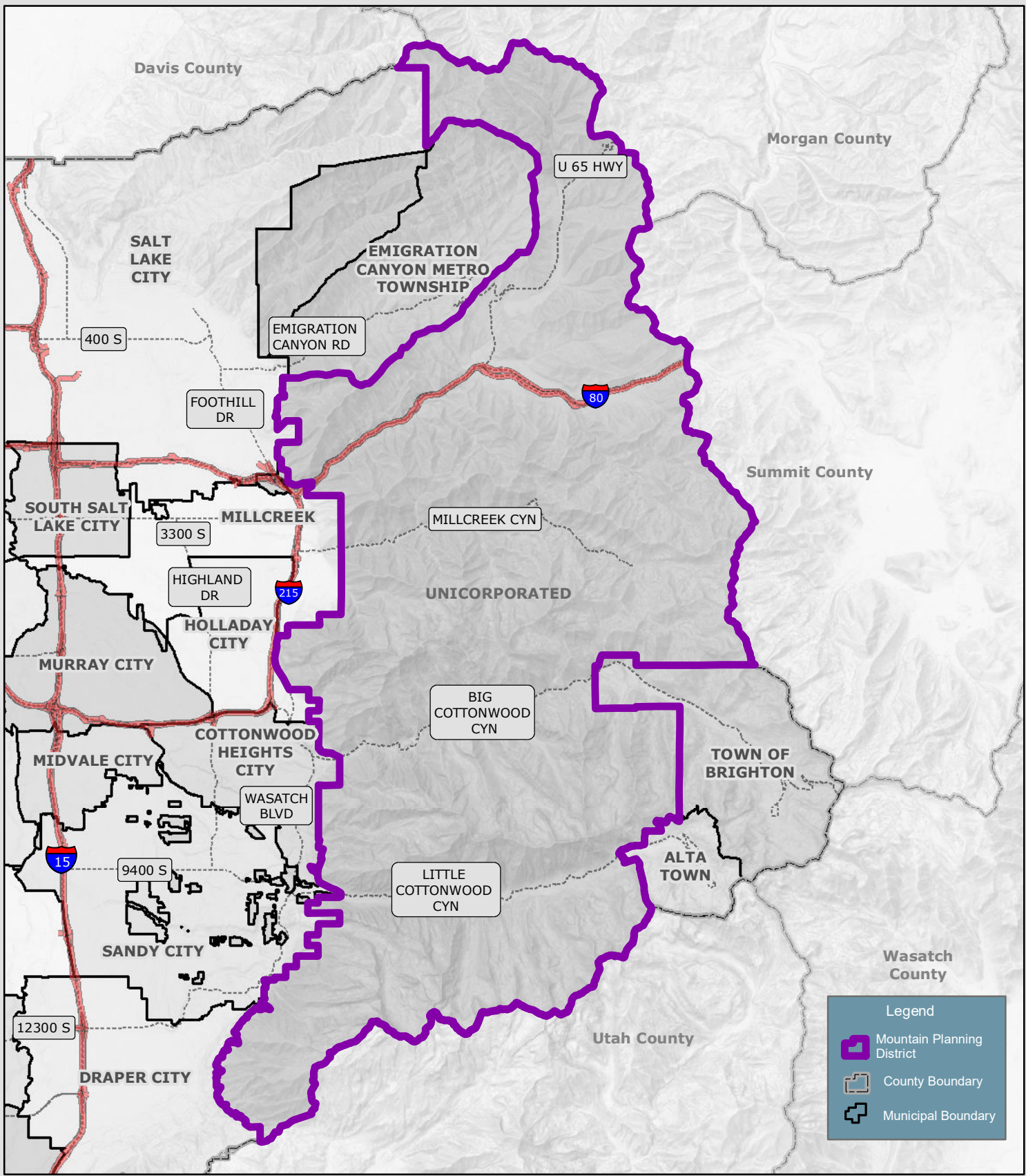
ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

Councilmember Bradley voting	_____
Councilmember Bradshaw voting	_____
Councilmember Theodore voting	_____
Councilmember DeBry voting	_____
Councilmember Granato voting	_____
Councilmember Winder Newton voting	_____
Councilmember Alvord voting	_____
Councilmember Snelgrove voting	_____
Councilmember Stringham voting	_____

A complete copy of Ordinance No. _____ is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2-100A, Salt Lake City, Utah.



In Conjunction with the Offices of:
 Salt Lake County Assessor
 Salt Lake County Clerk
 Salt Lake County Council
 Salt Lake County Mayor
 Salt Lake County Recorder

Mountainous Planning District

The information depicted on this map is not field verified and is for general reference only. The information is not intended to be used to determine property ownership, final building and site design, jurisdictional boundaries, or to replace a certified topographical or boundary survey, or any other legal document.

Prepared By The Office Of:
REID J. DEMMAN P.L.S.
 Salt Lake County Surveyor

2001 S. State N1 400
 SLC, UT 84114-4575
 385-468-8240
sleo.org/surveyor



SALT LAKE COUNTY ORDINANCE

ORDINANCE NO. _____

_____, 2021

REQUIRING THE POSTING OF ADDITIONAL PHYSICAL NOTICE INFORMING

MEMBERS OF THE PUBLIC ABOUT CERTAIN LAND USE HEARINGS

AN ORDINANCE OF THE LEGISLATIVE BODY OF SALT LAKE COUNTY, UTAH, AMENDING SECTION 19.90.020 OF THE SALT LAKE COUNTY CODE OF ORDINANCES, 2001, ENTITLED "HEARING - NOTICE" TO REQUIRE THE POSTING OF PHYSICAL SIGNS INFORMING MEMBERS OF THE PUBLIC ABOUT CERTAIN LAND USE HEARINGS AND RELATED MATTERS

The County Legislative Body of Salt Lake County ordains as follows:

SECTION I. The amendments made herein are designated by underlining the new substituted words. Words being deleted are designated by brackets and strike-through.

SECTION II. Section 19.90.020, of the Salt Lake County Code of Ordinances, 2001 is hereby amended to read as follows:

19.90.020 – Hearing – Notice.

A. Before finally adopting any such amendment, the county council shall consider the application during a public [~~meeting~~] hearing which has been properly noticed in compliance with the provisions of Title 17a, Chapter 2, of the County Land Use, Development, and Management Act, Title 52, Chapter 4, of the Open and Public Meetings Act, and section 2.04.150 of the Salt Lake County Code of Ordinances.

B. In addition to providing notice required by subsection A., at least ten calendar days before the public hearing considering any such amendment, the county

shall post physical notice on the parcel of property being rezoned using a sign of sufficient durability, print quality, and location that is reasonably calculated to give notice to passersby. The sign shall be bright orange in color and shall be no smaller than 24" x 36" in size.

1. The county shall take a photo verifying that the notice has been posted. The county shall inspect and verify, with another photo, at least one other time during notice period. This verification shall be included in the application packet for the public hearing.
2. This posted notice should include the following: type of hearing, date, time, location, description of land use application, and county contact information.
3. If this posted notice is destroyed or disappears during the notice period, the county's ability to hold the public hearing will not be delayed, and it will not affect the validity of decisions made at the public hearing.

SECTION III. This ordinance shall become effective fifteen (15) days after its passage and upon at least one publication in a newspaper published and having general circulation in Salt Lake County.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED and ADOPTED this _____ day of _____, 2021.

SALT LAKE COUNTY COUNCIL

By: _____
Steve DeBry, Chair

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM

Deputy District Attorney Date

Council Member Alvord voting _____
Council Member Bradley voting _____
Council Member Bradshaw voting _____
Council Member DeBry voting _____
Council Member Granato voting _____
Council Member Snelgrove voting _____
Council Member Stringham voting _____
Council Member Theodore voting _____
Council Member Winder Newton voting _____

Vetoed and dated this ___ day of _____, 2021.

By: _____
Jennifer Wilson, Mayor

(Complete as Applicable)

Veto override: Yes ___ No ___ Date _____

Ordinance published in the newspaper: Date _____

Effective date of ordinance: _____

SUMMARY OF

SALT LAKE COUNTY ORDINANCE NO. _____

On the ____ day of _____, 2021, the County Council of Salt Lake County adopted Ordinance No. _____, amending section 19.90.020 of the Salt Lake County Code of Ordinances, 2001, establishing a requirement that physical signs be posted informing members of the public about certain land use hearings.

SALT LAKE COUNTY COUNCIL

By: _____
Steve DeBry, Chair

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

- Council Member Alvord voting _____
- Council Member Bradley voting _____
- Council Member Bradshaw voting _____
- Council Member DeBry voting _____
- Council Member Granato voting _____
- Council Member Snelgrove voting _____
- Council Member Stringham voting _____
- Council Member Theodore voting _____
- Council Member Winder Newton voting _____

A complete copy of the ordinance is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2-100A, Salt Lake City, Utah.