



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

GREATER SALT LAKE

Municipal Services

District

MEETING MINUTE SUMMARY

MOUNTAINOUS PLANNING DISTRICT PLANNING COMMISSION MEETING

Thursday, March 3, 2022, 2021 4:00 p.m.

****Meeting minutes approved on April 21, 2022****

Approximate meeting length: 50 minutes

Number of public in attendance: 8

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Palmer

***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	
DON DESPAIN	x	x	
JAMES PALMER (CHAIR)	x	x	
CHRISTIE HUTCHINGS	x	x	
VICTORIA REID (VICE CHAIR)			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Melissa Anderson	x	x
Lupita McClenning		
Jim Nakamura	x	
Crystal Hulbert	x	
Dina Blaes	x	x
Helen Peters	x	
Zach Shaw (DA)	x	x

ADMINISTRATIVE LAND USE APPLICATION(S)

Meeting began at – 4:08 p.m.

EXP2021-000316- Log Haven Restaurant Group, L.C. and Flying Cloud Enterprises, Inc are requesting to have a wedding, reception, and event center declared legal through special exception pursuant to Salt Lake County Code section 19.88.140. **Location:** 6451 Millcreek Canyon Road. **Zone:** CV and FR-20. **Planner:** Jim Nakamura (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Jim Nakamura provided an analysis of the staff report.

Commissioner Cohen confirmed that the reason for the application was related to the exception for Silverfork Lodge.

Mr. Shaw said that in accordance with County ordinance, a decision is based on documentary evidence. Any information for planning commission to consider should be made through documents, and there will not be a public hearing. It is appropriate for applicant to summarize evidence, but commission's decision should be based on documents in the staff report.

Speaker # 1: Applicant

Name: Ed Marshall

Address: 6451 East Millcreek County Road

Comments: Mr. Marshall said that in attending planning commission meetings, he was confident the commission had reviewed the packet and had come prepared. He submitted a thorough application and explained the issues in advance. Mr. Marshall introduced Margo Provost, Principal Owner and Sole Owner of Flying Cloud. Mr. Marshall also introduced Paxton Guymon, Land Use Attorney, who has also been a planning commissioner for Cottonwood Heights for seven years and is a LUHO for Cottonwood Heights. Ryan Hales, Traffic Engineer in Salt Lake Valley, represents private property owners, UDOT and other jurisdictions. Mr. Marshall advised he is a government liaison officer for Flying Cloud and Log Haven.

Mr. Marshall read from a memo hitting on points from the application. He is asking for approval of the same business they have been conducting for the last 23 years.

Commissioner Palmer disclosed that Mr. Guymon is employed as a Land Use Attorney with the company of which he is a managing member. Mr. Shaw said that would be considered an unrestricted conflict, and Palmer can participate if his decision can be made impartially, and the potential conflict is disclosed. Mr. Paxton said there is no ongoing active litigation present at this time for the company Palmer is associated with.

Speaker # 2: Representing Attorney

Name: Paxton Guymon

Address: Not provided

Comments: Mr. Guymon said they initiated process on their own and in view of what occurred with Silverfork. Lengthy process and a lot of back and forth. Compromises, great outcome, and safety and parking is resolved. He doesn't believe any other conditions are required and agrees with the two conditions stated. He wants to be clear on the motion, that this is a multi-use facility, and parking serves both functions. He wants to clarify that the property in zones C-V and FR-20 are approved for weddings and other event uses, both indoors and outdoors.

Commissioner Omer asked about Hales Engineering report, and were the recommendations developed or proposed due to Hales observations or combined between your group and Hales. Mr. Marshall said the report was a combined effort, and that submitted applications and exhibits were reviewed by SLCO engineering.

Motion: To approve application # EXP2021-000316 as Log Haven Restaurant Group, L.C. and Flying Cloud Enterprises, Inc request to have a wedding, reception, and event center declared legal through special exception pursuant to Salt Lake County Code section 19.88.140 as proposed and written in the staff report, with explicit clarification that driveways and parking are included in the special exception event purposes.

Motion by: Commissioner Omer

2nd by: Commissioner Despain

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

BUSINESS MEETING

Meeting began at – 4:44 p.m.

- 1) Approval of the February 3, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To continue approval of the February 3, 2022 Planning Commission Meeting Minutes to the April 7th Meeting.

Motion by: Commissioner

2nd by: Commissioner

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

- 2) Open and Public Meetings Act/Ethics Training to be continued to another meeting. **Attorney:** Zach Shaw

- 3) Other Business Items (as needed)

Commissioners and staff had a brief discussion regarding the meeting schedule based on the doodle poll results. Beginning in April, meetings will be held on the first Thursday of each month at 3pm.

Commissioner Palmer adjourned

MEETING ADJOURNED

Time Adjourned – 4:58 p.m.