

County Council Zoning Meeting

Public Meeting Agenda

Tuesday, October 11, 2016 4:00 P.M.

LOCATION: SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, ROOM N1-100
NORTH BUILDING, MAIN FLOOR
(385) 468-6700

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 County Council Public Meeting is a public forum where the Council receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Council's agenda. In addition, it is where the Council takes action on Zoning related items. Action may be taken by the Council on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

Ordinance Amendment – 2nd Reading -

30070 – Amend Chapter 19.05 of the Salt Lake County Zoning Ordinance – Planning Commission. **Presenter:** Max Johnson

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File # 0000030070

Staff Report Summary and Recommendation

Public Body: Salt Lake County Council

Meeting Date: October 4, 2016

Parcel ID: N/A

Current Zone: N/A Proposed Zone: N/A

Property Address: N/A

Request: Amend Planning Commission Title 19.05 Ordinance regarding composition of the Salt Lake County Planning Commission

Community Council: Granite, Sandy Hills, White City, Willow Canyon, and Willow Creek

Township/Unincorporated: Unincorporated

Planner: Max Johnson

Planning Commission Recommendation: The Salt Lake County Planning Commission recommended the following at their meeting on September 14, 2016:

- 1) Approval of reducing the number of commissioners that constitutes the planning commission board from seven members to five members.
- 2) Approval of the draft ordinance with the following amended language of the last sentence of SECTION II. of §19.05.010:

“The members and alternate members of the planning commission shall be registered voters residing in any unincorporated or incorporated area of the county, and with the provision that at least three of the regular members of the planning commission be residents of unincorporated Salt Lake County.”

Community Council Recommendation: Recommendation for Approval has been received from all five affected community councils with respect to reducing the number of commissioners from seven members to five members. The community councils of Sandy Hills, White City, Willow Canyon, and Willow Creek recommend against the provision originally suggested in the draft ordinance that provides for residents of incorporated cities to serve on the County Planning Commission board. Their suggested amendment to the language is: *“The members and alternate members of the planning commission shall be registered voters residing in any unincorporated area of the county, or a member of a Metro Township.”* This recommendation was confirmed at the ACCT meeting on September 8, 2016. The Granite Community Council was in support of the draft ordinance with the recommendation that: *“at least three of the five members reside in unincorporated Salt Lake County and at least one of the two alternate positions reside in unincorporated Salt Lake County.”*

Applicant Name: Planning Commission Composition Ordinance Amendment

Applicant Address: SL County Government Center, 2001 South State Street, Suite #N3-600, SLC, UT 84109

Applicant Email: mrjohnson@slco.org

Phone: (385) 468-6699

PROJECT DESCRIPTION

This project serves to update the Planning Commission (19.05) section of the ordinance. With the advent of the Mountainous Planning District Planning Commission, the volume of applications and the scope of jurisdiction for the Salt Lake County Planning Commission has been reduced significantly. Consequently, this commission will be meeting far less frequently in the future. With extended difficulties in fully staffing the Salt Lake County Planning Commission, and now having a smaller pool of potential candidates to choose from, staff has suggested two changes to this ordinance to help alleviate the difficult challenges associated with staffing this planning commission. The first change is to reduce the size of the planning commission from seven members to five members. The second change is to allow membership from either unincorporated or incorporated citizens. Staff asked for this second change as it was employed in the staffing efforts when the Mountainous Planning District PC was formed approximately one year ago.

This item has been heard by all five community councils identified above at their August meetings. Staff also discussed the proposed ordinance changes at the ACCT meeting on September 8, 2016, at which time the community councils were able to clarify all motions.

EXECUTIVE SUMMARY

Input received during all community council meetings suggest that a majority of affected community councils are comfortable revising the requested changes in this ordinance to the following:

- 1) That the composition of the Salt Lake County planning commission be reduced from seven members to five members, and
- 2) The members and alternate members of the planning commission shall be registered voters residing in any unincorporated area of the county, or a member of a Metro Township.

GENERAL PLAN CONSIDERATIONS

The requested modifications to this ordinance will not have any impact with respect to the general plan.

ISSUES OF CONCERN/PROPOSED MITIGATION

The concerns as identified by the community councils identified above will be incorporated into the draft ordinance as a way of mitigating their concerns.

NEIGHBORHOOD RESPONSE

No neighborhood response was received regarding this proposed ordinance change. There was additional comment received from a member of the public who attended the Salt Lake County PC meeting on September 14, 2016 in support of the recommendation submitted by the Granite Community Council. Staff expects additional neighborhood comment at the County Council meeting on October 4, 2016.

COMMUNITY COUNCIL RESPONSE

With respect to the first amendment to change the composition of the Salt Lake County Planning Commission from seven members to five members, all five community councils were in support.

With respect to the second amendment, which was to allow for planning commissioners to sit on this board from both unincorporated and incorporated communities, none of the community councils were in complete support. The Granite Community Council was in support of the draft ordinance with the recommendation that: "at least three of the five members reside in unincorporated Salt Lake County and at least one of the two alternate positions reside in unincorporated Salt Lake County," while the other four community councils recommended against the provision originally suggested in the draft ordinance that provides for residents of incorporated cities to serve on the County Planning Commission board. Their suggested amendment to the language is: "The members and alternate members of the planning commission shall be registered voters residing in any unincorporated area of the county, or a member of a Metro Township." This recommendation was confirmed at the ACCT meeting on September 8, 2016.

PLANNING COMMISSION RECOMMENDATION

September 14, 2016 – Planning Commission Recommendation: The Salt Lake County Planning Commission recommended the following at their meeting on September 14, 2016:

- 1) Approval of reducing the number of commissioners that constitutes the planning commission board from seven members to five members.
- 2) Approval of the draft ordinance with the following amended language regarding the last sentence of SECTION II. of §19.05.010:

"The members and alternate members of the planning commission shall be registered voters residing in any unincorporated or incorporated area of the county, and with the provision that at least three of the regular members of the planning commission be residents of unincorporated Salt Lake County."

REVIEWING AGENCIES RESPONSE

AGENCY: N/A

DATE: N/A

RECOMMENDATION: N/A

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will not be affected with the adoption of this ordinance.

PLANNING STAFF ANALYSIS

Staff is efforting to create a more functional and efficient planning commission, as well as providing for more efficient and streamlined staffing support for the planning commission. The ordinance amendments identified will accomplish this effort. To clarify, this ordinance will be applicable exclusively to the Salt Lake County Planning Commission. The unincorporated Townships and soon to be Metro Townships will continue to be constituted as is and will not be added to the proposed amendments identified throughout this document.

From: Max Johnson
Sent: Thursday, September 15, 2016 10:53 AM
To: Wendy Gurr
Subject: FW: 30070 - Amend Chapter 19.05 of the Salt Lake County Zoning Ordinance - Planning Commission.

Wendy: Here is a public comment from a private citizen regarding #30070.

Thanks,

Max Johnson, AICP

Planning Supervisor



o. 385.468.6699

slco.org/townships

From: Tod Young
Sent: Monday, September 12, 2016 2:05 PM
To: Max Johnson; Zachary Shaw
Subject: 30070 - Amend Chapter 19.05 of the Salt Lake County Zoning Ordinance - Planning Commission.

I'm "concerned" about the proposal to change the proposed residency requirement from "unincorporated and incorporated" to "unincorporated and metro township" - because...what is a "metro-township" but just a new form of a "municipality"? The people who object to the original proposal are fear driven. Fear of Sandy & Millcreek - loading up the commission. They failed to recognize that it did not happen with the MPD-PC, and that was so because of the selection and 'vetting' processes. I'll try to attend the 9/14 PC meeting to make that objection to the revision.

Thank you for all you've devoted to this.

Tod

SALT LAKE COUNTY ORDINANCE

Ordinance No. _____

Date _____, 2016

SALT LAKE COUNTY PLANNING COMMISSION

AN ORDINANCE AMENDING CHAPTER 19.05 OF THE SALT LAKE COUNTY CODE OF ORDINANCES, 2001, ESTABLISHING A COUNTY-WIDE PLANNING COMMISSION FOR THE UNINCORPORATED AREAS OF THE COUNTY OUTSIDE OF THE MOUNTAINOUS PLANNING DISTRICT AND PROVIDING FOR THIS PLANNING COMMISSION’S COMPOSITION, 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. Chapter 19.05 of the Salt Lake County Code of Ordinances, 2001, is hereby amended to read as follows:

- Chapter 19.05 - PLANNING COMMISSION
- 19.05.005 – Planning Commission Jurisdiction
- 19.05.010 - Appointment—Term.
- 19.05.020 - Vacancy—Removal.
- 19.05.030 - Organization—Procedures.
- 19.05.040 - Powers and duties.
- 19.05.050 - Effect on present members.
- 19.05.060 - Township planning commission.

19.05.005 – Planning Commission Jurisdiction.

The county-wide planning commission has jurisdiction over all unincorporated areas of the county except for those areas within established townships, which are administered pursuant to the provisions of Section 19.05.060, and the area within the Mountainous Planning District, which is administered pursuant to the provisions of Chapter 19.07.

19.05.010 - Appointment—Term.

The planning commission for the unincorporated areas of Salt Lake County shall consist of [~~seven~~] five members and up to two alternate members appointed by the mayor with the advice and consent of the county council. Members shall serve three-year terms or longer until successors are appointed. Terms shall commence on March 1st of each year. In the event a term of a member shall expire before a successor is appointed, the member shall continue to serve until a successor is appointed. Terms of at least [~~two~~] one member[s], and not more than [~~three~~] two, shall expire each year. The members and alternate members of the planning commission shall be registered voters residing[~~ents of the unincorporated~~] in any unincorporated or incorporated area of the county with the provision that at least three of the regular members of the planning commission be residents of unincorporated Salt Lake County.

SECTION III. 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 _____, 2016.

SALT LAKE COUNTY COUNCIL

By _____
Max Burdick, Chair

ATTEST:

Sherrie Swensen
County Clerk

Approved as to form and legality:

R. Christopher Preston
Deputy District Attorney
Date: _____

Voting:

Council Member Bradley voting _____
Council Member Bradshaw voting _____
Council Member Burdick voting _____
Council Member DeBry voting _____
Council Member Wilson voting _____
Council Member Granato voting _____
Council Member Jensen voting _____
Council Member Snelgrove voting _____
Council Member Newton voting _____

Vetoed and dated this _____ day of _____, 2016.

By _____
Mayor Ben McAdams 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 _____, 2016, the County Council of Salt Lake County adopted Ordinance No. _____, amending chapter 19.05 of the Salt Lake County Code of Ordinances, 2001, regarding the Salt Lake County Planning Commission and making other related changes.

SALT LAKE COUNTY COUNCIL:

By _____
MAX BURDICK, Chair

ATTEST:

Sherrie Swensen, County Clerk

Approved as to Form:

Voting:

Councilman Bradley	_____
Councilman Bradshaw	_____
Councilman Burdick	_____
Councilman DeBry	_____
Councilman Wilson	_____
Councilman Granato	_____
Councilman Jensen	_____
Councilman Snelgrove	_____
Councilman Newton	_____

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