

SALT LAKE COUNTY

2001 S State Street, N2-800

Salt Lake City, UT 84114



Meeting Minutes

Tuesday, May 21, 2024

10:00 AM

RM N2-800

Salt Lake County Council Subcommittee

1. Call to Order

Present Council Member Dave Alvord, Council Member Ann Granato, and Council Member Laurie Stringham

Others in Attendance

Lisa Hartman (Mayor's Office); Mitchell Park, Corinne Johnson, Abby Evans, Nick Steffens, Lauren Duke (Council Office); Zachary Shaw (District's Office); Robert Thompson (Engineering and Flood Control Division); Nichole Watt, Kim Stanger, Amy Pitt (Clerk's Office); Brian Tucker, Kayla Mauldin (Greater Salt Lake Municipal Services District); Jim Bowcutt, Jay Olsen (Utah Department of Agriculture); Jodi Gardberg (Utah Department of Environmental Quality); Jeanne Riley, Sandy Wingert, Kelsee York (Utah Division of Water Quality); Laurice Lake (Hi-Country Estates Phase I Homeowners Association Board of Directors); Katherine Fuller, Kim Zacherson (Hi-Country Estates Phase II Homeowners Association Board of Directors)

2. Public Comments

3. Discussion on Review of High Country Estates Survey

Ms. Lisa Hartman, Associate Deputy Mayor of Regional Operations, stated the survey was separated for Hi-Country Estates Phase I and Hi-Country Estates Phase II homeowner associations (HOAs), since the current ordinance had different restrictions for each, mainly that property owners in Hi-Country Estates Phase I needed to have a permit to keep horses on the property. If a property owner did not live in one of those HOAs, there was another option to choose from. The survey took less than five minutes to fill out. It would not be used for enforcement, and no one would know who filled it out. The purpose was just to gather information. She did not expect everyone would respond, but she hoped to get enough information to form a good baseline of the circumstances in the area. She suggested putting the survey out to property owners for a couple months, and then gathering the information.

Ms. Kayla Mauldin, Senior Long-Range Planner, Greater Salt Lake Municipal Services District, delivered a presentation of the survey. The first page explained the purpose of

the survey; that respondents were being asked to respond truthfully to current conditions; their responses would be voluntary and remain anonymous; they were not being asked for demographic, address, or contact information; and their responses would not be used for enforcement purposes.

The first question was which HOA the respondent belonged to.

The questions for Hi-Country Estates Phase I were whether they had a stream on or adjacent to their property, and whether they currently kept horses on their property. If they answered no to keeping horses on their property, there were no further questions. If they answered yes, they were asked how many horses they currently had; whether they had applied for a conditional use permit with the Greater Salt Lake Municipal Services District (MSD); and if they had applied, whether their application was approved, denied, or still in the process. She would also add the question whether they knew there was a permit process for horses.

The questions for Hi-Country Estates Phase II residents were what the size of their property was, whether they had a stream on or adjacent to their property, and whether they currently kept horses on their property, and if so, how many. Residents in Hi-Country Estates Phase II did not need a permit to keep horses.

The questions for “other” were the same questions for Hi-Country Estates Phase I residents, except to the question whether they had applied for a conditional use permit with the Greater Salt Lake Municipal Services District (MSD) if they had horses, they were also given the option to respond “no, they were in a Foothill Agriculture (FA) Zone.”

Mr. Zachary Shaw, Deputy District Attorney, stated there were a handful of properties in Hi-Country Estates Phase II zoned Forestry and Recreation (FR), and properties zoned FR are required to have a permit for horses.

Ms. Kathy Fuller, President, Hi-Country Estates Phase II Homeowners Association Board of Directors asked if “stream” meant a perennial stream because there were a lot of ephemeral streams.

Ms. Mauldin stated the question was broad, but a definition for stream could be included.

Mr. Shaw stated the question could be asked whether it was a seasonal stream or a year-round stream.

Committee Member Stringham suggested putting the word “ephemeral” in parenthesis after seasonal stream. It was important to define ephemeral, so people understood. She also asked that one more question be included in the survey asking that the respondent let the County know of any concerns they had.

Ms. Fuller asked if the County was only interested in horses on properties because a lot of people had other farm animals as well.

Ms. Hartman stated the County was only concentrating on the current ordinance and what the existing conditions were. Other animals were not contemplated in the update to the ordinance, nor were they included in the current ordinance.

Mr. Brian Tucker, Planning Manager, Greater Salt Lake Municipal Services District, stated if a property owner was required to have a conditional use permit for horses, they would need a conditional use permit for other animals. If horses were already permitted, a property owner would not need a permit for other animals.

Committee Member Alvord asked if the survey would be sent to a resident’s email address or in a mailer.

Ms. Hartman stated she anticipated the HOAs would email it to their residents. If it came from the HOAs rather than the County, more people would likely fill it out.

Ms. Fuller stated Hi-Country Estates Phase I had an email list for residents who lived there, but not for some of the people who owned land in Hi-Country Estates Phase I, but who did not live there. For those property owners, it sent mail to communicate with them.

Ms. Hartman stated a postcard with the link to the survey could be sent to those property owners. The County could also put the link on social media.

Committee Member Stringham suggested sending a notice in the property tax notice reminder, which goes out in June.

Mr. Mitchell Park, Legal Counsel, Council Office, stated there was an additional cost to include information with the notice and the printing deadline was coming up very soon.

Committee Member Alvord suggested the HOAs send the survey out to the people they

had contact with. Then, if the County wanted to expand that scope, it could do a mailer later. He asked what the best method was for getting the survey link to the HOAs.

Ms. Laurice Lake, Hi-Country Estates Phase I Homeowners Association Board of Directors, stated Hi-Country Estates Phase HOA had a meeting tonight, so if she got that survey today, she could share it then.

Ms. Hartman stated her team would get the survey updated today and shared on social media.

Committee Member Stringham suggested a QR code be available that linked to the survey so people at the meeting could just take a picture of it.

Ms. Corinne Johnson, Senior Policy Advisor, Council Office, stated she would make sure the survey got distributed to the HOAs and get a QR code ready.

4. Approval of Minutes

4.1 Approval of April 16, 2024 Salt Lake County Council [24-1645](#) Subcommittee Minutes

Attachments: [041624 Subcommittee Meeting Minutes](#)

A motion was made by Council Member Stringham, seconded by Council Member Granato, that this agenda item be approved. The motion carried by a unanimous vote.

5. Additional Discussion

Ms. Kim Zacherson, Hi-Country Estates Phase II Homeowners Association Board of Directors, stated she had a conversation with the doctor who is doing the source testing for E. coli in Rose Creek, and he told her cattle were lumped with deer. He said he needed approval from the people who ordered the test to be able to separate those. The horses are separated from the other species.

Committee Member Stringham stated it would be helpful to have those separated.

Mr. Robert Thompson, Watershed Section Manager, Engineering and Flood Control, stated he believed the only deer marker was for white tail deer, which were generally not

concerning. If there was a marker for mule deer, he would request that be included in the testing.

5.1 Set Next Meeting Date and Time

[24-1719](#)

Committee Member Alvord stated the committee may not need to convene until fall when it has the results of the study showing which species are contaminating the creek.

Committee Member Stringham stated she would like to meet to review the results of the survey.

Ms. Lisa Hartman, Associate Deputy Mayor of Regional Operations, stated she expected it would take about two months to get those results. She would also like to have the survey sent a second time. Typically, people see a survey three times before they participate.

Committee Member Alvord stated the next subcommittee meeting will be held August 6, 2024. That will allow time to get some information back.

6. Adjourn

The meeting was adjourned at 10:50 PM.

LANNIE CHAPMAN, COUNTY CLERK

By _____
DEPUTY CLERK

By _____
CHAIR, SALT LAKE COUNTY COUNCIL SUBCOMMITTEE