

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically pursuant to the
Salt Lake City Emergency Proclamation
Wednesday, February 24, 2021

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 pm. Audio recordings of the Planning Commission meetings are retained for a period of time. These minutes are a summary of the meeting. For complete commentary and presentation of the meeting, please visit <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Planning Commission meeting were: Chairperson, Brenda Scheer; Vice Chairperson, Amy Barry; Commissioners Maurine Bachman, Adrienne Bell,Carolynn Hoskins, Jon Lee, Matt Lyon, Sara Urquhart, and Crystal Young-Otterstrom. Commissioner Andres Paredes was excused.

Planning Staff members present at the meeting were: John Anderson, Planning Manager; Molly Robinson, Planning Manager; Paul Nielson, Attorney; Caitlyn Tubbs, Principal Planner; Lex Traugher, Senior Planner; Amanda Roman, Principal Planner; Marlene Rankins, Administrative Secretary.

APPROVAL OF THE FEBRUARY 10, 2021, MEETING MINUTES.

MOTION

Commissioner Hoskins moved to approve the February 10, 2021 meeting minutes. Commissioner Lee seconded the motion. Commissioners Bachman, Barry, Hoskins, Lee, Lyon voted “Aye”. Commissioners Bell and Urquhart abstained from voting. The motion passed.

REPORT OF THE CHAIR AND VICE CHAIR

Chairperson Scheer stated she had nothing to report.

Vice Chairperson Barry stated she had nothing to report.

REPORT OF THE DIRECTOR

John Anderson, Planning Manager, stated he had nothing to report.

Modifications to Izzy South Design Review at approximately 534 East 2100 South -

A request by Ryan McMullen for Design Review and Special Exception approval to develop a 71-unit mixed use building located at approximately 534 East 2100 South in the Community Business CB zoning district. The applicant received Design Review approval on December 9, 2020 for a building over 15,000 square feet in size and Special Exception approval to allow 3' of additional building height. Since that time, the applicants modified their design to include additional building materials on the south and north facades. In accordance with section 21A.59.080, these types of modifications to the approved Design Review plans require approval from the Planning Commission. The project is located within Council District 7, represented by Amy Fowler (Staff contact: Caitlyn Miller at (385) 315- 8115 or caitlyn.miller@slcgov.com) **Case number: PLNPCM2020-00222**

Caitlyn Tubbs, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file).

Justin Heppler, applicant, provided a presentation with further design details.

PUBLIC HEARING

Chairperson Scheer opened the Public Hearing;

Judi Short – Stated the purpose of a Design Review is to get a better result; she does not believe that the proposal is doing that.

Devin O'Donnell – Stated his opposition of the request and raised concern with lack of low-income housing.

Eli Kauffman – Stated her opposition of the request.

Eoin Daxter – Stated his opposition of the request and raised concerns with the affordability.

Soren Simonsen – Raised concern with proposed material.

Michelle Mower – Stated her opposition of the request.

Paula Mendoza – Stated her opposition of the request.

Lynn Schwartz – Provided an email comment stating opposition of the request.

Seeing no one else wished to speak; Chairperson Scheer closed the Public Hearing.

The Commission made the following comments:

- The purpose of these projects are to build density

MOTION

Commissioner Bell stated, based on the information in the staff report and the information received in the meeting I move that the Planning Commission approve the requested modification to petition number PLNPCM2020-00222 for Izzy South located at approximately 534 East 2100 South.

With the following modification:

- 1. That the applicant**

Commissioner Lee seconded the motion. Commissioners Bachman, Barry, Bell, Hoskins, Lee, Lyon, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.

Snelgrove Ice Cream Factory Property MP and Rezone at approximately 850 & 870 East 2100

South - Mark Isaac, representing Sugarhouse Village, LLC, and General Business Machines, LLC, has submitted applications for a Master Plan Future Land Use Map and Zoning Map amendments for the two parcels located at approximately 850 & 870 E. 2100 South in anticipation of a mixed-use type development (residential and commercial). The applicant is requesting to amend the Future Land Use Map in the Sugar House Master Plan from "Mixed Use-Low Intensity" to "Business District Mixed-Use-Neighborhood Scale" and to change the zoning on the subject property from CC (Corridor Commercial District) to CSHBD2 (Sugar House Business District). The following two petitions are associated with this request:

- a. Master Plan Amendment** - The associated future land use map in the Sugar House Community Master Plan currently designates the properties as "Mixed Use – Low Intensity". The petitioner is requesting to amend the future land use map for the parcels to "Business District Mixed-Use – Neighborhood Scale". **Case number PLNPCM2020-00925**

- b. Zoning Map Amendment** - The properties are currently zoned CC – Commercial Corridor District. The petitioner is requesting to amend the zoning map designation of the properties to C-SHBD2 – Sugar House Business District. **Case number PLNPCM2020-00906**

The subject project site is located in Council District 7 represented by Amy Fowler (Staff contact: Lex Traughber at (385) 226-9056 or lex.traughber@slcgov.com)

Lex Traughber, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification on whether there is an intent to

Mark Isaac, applicant, provided further information.

The Commission, Staff and Applicant discussed the following:

- I would like to suggest that
- Clarification on setback requirements

PUBLIC HEARING

Chairperson Scheer opened the Public Hearing;

Judi Short, Land Use Chair Sugar House Community Council – Stated her support of the rezone request.

David Fernandez – Stated his opposition of the request.

Eli Kauffman – Stated her opposition of the request.

Eoin Daxter – Stated concerns with affordable housing in the neighborhood.

Michelle Mower – Stated concerns with affordable housing.

Soren Simonsen – Stated his opposition of the request.

Lexi Langford – Stated her opposition of the request.

Tom Greenleigh – Stated his opposition of the request.

Tyler Adams – Raised concerns with affordable housing.

Stephanie Christian – Provided an email comment stating her opposition of the request.

Hollie Brown – Provided an email comment stating her opposition of the request and raised concerns with added traffic.

Kimia Golchin – Stated her opposition of the request.

Annie Lim – Stated her opposition of the request and raised concerns with affordable housing.

Seeing no one else wished to speak; Chairperson Scheer closed the Public Hearing.

The Commission and Staff discussed the following:

- Clarification on sidewalk requirements
- Clarification on whether parking is included
- Clarification on whether there has been a requirement for affordable housing

MOTION

Commissioner Young-Otterstrom stated, based on the analysis and findings in the staff report that amendments for Master Plans and the standards for Zoning Map Amendments have been substantially met, testimony and the proposal presented, I move that the Planning Commission forward a positive recommendation to the City Council in support of the proposed amendments located at approximately 850 & 870 E. 2100 South. PLNPCM-00906 & 00925

Commissioner Bell seconded the motion. Commissioners Bachman, Barry, Bell, Hoskins, Lee, Lyon, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.

The Commission took a short break.

Reilly Planned Development & Preliminary Subdivision Plat at approximately 1159 E 1300 S -

A request by Anthony Reilly, property owner, for approval of a preliminary subdivision plat as a planned development to divide one existing lot into two lots at the above-mentioned address. Planned development approval is required for reduced lot width (from 50 feet to 46 and 40.25 feet) and a reduced side yard setback on Lot 1 (4 feet to 3 feet). The property is zoned R-1/5,000 (Single-Family Residential) and within Council District 5, represented by Darin Mano. (Staff contact: Amanda Roman at (385) 386-2765 or amanda.roman@slcgov.com) **Case numbers PLNPCM2020-00681 & PLNSUB2020-00683**

Amanda Roman, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the request with the conditions listed in the staff report.

Anthony Reilly, applicant, provided further information.

The Commission, Staff and Applicant discussed the following:

PUBLIC HEARING

Chairperson Scheer opened the Public Hearing; seeing no one wished to speak; Chairperson Scheer closed the Public Hearing.

MOTION

Commissioner Barry stated, based on the findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Planned Development petition (PLNPCM2020-00681) and Preliminary Subdivision Plat (PLNSUB2020-00683) as proposed, subject to complying with the conditions listed in the staff report.

Commissioner Bachman seconded the motion. Commissioners Bachman, Barry, Bell, Hoskins, Lee, Lyon, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.

Vice Chairperson Barry continued the meeting.

Conditional Use for an ADU at approximately 1395 E Michigan Avenue – Prescott Muir, property owner, is requesting Conditional Use approval for an attached Accessory Dwelling Unit (ADU) located in the basement of the existing single-family dwelling at the above-listed address. The applicant is proposing a two-bedroom apartment measuring 963 square feet in size. The property is zoned R-1/5,000 (Single-Family Residential) and is within Council District 6, represented by Dan Dugan. (Staff contact: Amanda Roman at (385) 386-2765 or amanda.roman@slcgov.com) **Case number PLNPCM2020-00944**

Amanda Roman, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the request with the conditions listed in the staff report.

Prescott Muir, applicant, was available for questions.

The Commission, Staff and Applicant discussed the following:

PUBLIC HEARING

Vice Chairperson Barry opened the Public Hearing; seeing no one wished to speak; Chairperson Barry closed the Public Hearing.

MOTION

Commissioner Bell stated, based on the findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Conditional Use request (PLNPCM2020-00944) as proposed, subject to complying with the conditions listed in the staff report.

Commissioner Hoskins seconded the motion. Bachman, Bell, Hoskins, Lee, Lyon, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.

The meeting adjourned.