

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, June 27, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:16 PM](#) . Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Weston Clark, Vice Chairperson Maurine Bachman; Commissioners Amy Barry,Carolynn Hoskins, Matt Lyon, Andres Paredes, Clark Ruttinger and Brenda Scheer. Commissioners Emily Drown, and Sara Urquhart were excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Paul Nielson, Attorney; Daniel Echeverria, Senior Planner; Sara Javoronok, Senior Planner; Ashley Scarff, Principal Planner; and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Weston Clark, and Brenda Scheer. Staff members in attendance were Wayne Mills and Sara Javoronok.

- **1332 & 1334 E 500 S** - Staff summarized proposal and discussed what could be built under current and proposed zoning.

APPROVAL OF THE June 13, 2018, MEETING MINUTES. [5:32:23 PM](#)

MOTION [5:32:30 PM](#)

Commissioner Bachman moved to approve the June 13, 2018, meeting minutes. Commissioner Paredes seconded the motion. Commissioners Scheer, Lyon, Bachman, Paredes and Ruttinger voted “aye”. Commissioner Hoskins abstained from voting as she was not present at the subject meeting. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:32:52 PM](#)

Chairperson Clark stated he had nothing to report.

Vice Chairperson Bachman stated she had nothing to report.

REPORT OF THE DIRECTOR [5:32:03 PM](#)

Mr. Wayne Mills, Planning Manager, welcomed Molly Robinson as the new Planning Manager. Head count for the July 25th Planning Commission meeting was (3) three. Mr. Mills stated that staff is looking at ways to improve staff reports and asked the commission to send recommendations to him via email.

[5:35:19 PM](#)

1. Bishop Place Planned Development Approval Time Extension Request – NOT A PUBLIC HEARING - A fourth time extension is requested by the applicant of the previously approved Bishop Place Planned Development. The project was originally approved on June 25, 2014. A yearlong extension was granted on June 14th, 2017. The developer has submitted a request to the Historic Landmarks Commission to demolish the nine (9) existing structures in the development; however, they would like to be able to pursue the Planned Development if they are not able to demolish the structures. The location of the project is approximately 432 N 300 West. The subject property is within Council District 3, represented by Chris Wharton. (Staff contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com.) **Case numbers PLNSUB2014-00019 & PLNSUB2014-00020**

Daniel Echeverria, Senior Planner, reviewed the petition as outlined in the Staff Memo (located in the case file). He stated Staff recommended that the Planning Commission approve of the time extension in case the developer does decide to go with the original plan, as we want to encourage restoring and rehabilitation the historic homes and we don't want to discourage their preservation by eliminating this option.

The Commission and Staff discussed the following:

- The demolition permit and approvals
- What constitutes economic hardship
- Zoning
- Conditions of approval for the Planned Development

MOTION [5:47:14 PM](#)

Commissioner Lyon stated, based on the information staff memo and the information presented I move that the Commission approve the year-long time extension request for PLNSUB2014-00019 and PLNSUB2014-00020, Bishop Place Planned Development at approximately 432 N 300 West.

Second by Bachman. Commissioners Ruttinger, Paredes, Bachman, Hoskins, Lyon, Scheer voted "aye". The motion passed unanimously.

[5:48:10 PM](#)

Zoning Map Amendment at approximately 1332 & 1334 E 500 S – Cody Chamberlain of D3cade Homes, is requesting a Zoning Map Amendment from RMF-75 (High Density MultiFamily Residential) to RMU-45 (Residential/Mixed Use) for the property located at the above listed address. The amendment is intended to accommodate a future private residential development with a commercial component. The property is located within Council District 4, represented by Derek Kitchen. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case number: PLNPCM2018-0025**

Sara Javoronok, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a recommendation of approval to the City Council.

The Commission and Staff discussed the following:

- Clarifications regarding the residential that is permitted on the site.
- The difference between TSA Zoning and RMU-45 Zone.
- RMF Zoning

Ian Kaplan, applicant, further outlined the request.

Seeing that there were no questions regarding the applicants outline, Chairperson Clark moved on to the public hearing.

PUBLIC HEARING [6:02:02 PM](#)

Esther Hunter – Stated that the board of the community council voted to support the rezone. She stated that there was a couple of people concerned about density, but in general it was a favorable vote.

Roger Lomoni – Stated he had concerns for the impact on the residents of Friendship Manor and parking.

Elizabeth Wade – Raised concerns regarding traffic flow and adequate parking.

Chairperson Clark closed the Public Hearing [6:09:55 PM](#)

The Commission and Staff further discussed:

- Cutout for street access.

MOTION [6:13:11 PM](#)

Commissioner Scheer stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed Zoning Map Amendment, file PLNPCM2018-00256, proposed zone change from RMF-75 (High Density Multi-Family Residential District) to R-MU-45 (Residential/Mixed Use Residential District) in order to allow the property to be developed with a high density residential use.

Second by Bachman. Commissioners Scheer, Barry, Lyon, Hoskins, Bachman, Paredes, and Ruttinger voted “aye”. The motion passed unanimously.

[6:14:26 PM](#)

Single Room Occupancy (SRO) Dwellings Text Amendments – A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define Single Room Occupancy (SRO) housing, and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SLC: A Five Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Staff Contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com) **Case number PLNPCM2018-00066 (Legislative Matter)**

Ashley Scarff, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff is recommending that the Planning Commission forwards a favorable recommendation to the City Council for their consideration.

The Commission and Staff discussed the following:

- How this will affect the RMF zone.
- TSA zones and distance from the transit.
- Clarification with living and sleeping spaces.
- The amount of people allowed per room.
- Density requirements.
- Parking ordinance.

PUBLIC HEARING [6:33:18 PM](#)

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

The Commission further discussed the following:

- Density

MOTION [7:02:04 PM](#)

Commissioner Lyon stated, he motioned the Planning Commission table PLNPCM2018-00066 and ask Staff to come back with additional information regarding how other cities have defined SRO's and how those have been implemented in those communities. How building codes within Salt Lake City provide restrictions on density and occupancy for these uses. Where the proposed zones that would allow SRO's are located in relation to single-family residential zones, and how the fair housing act impacts placing a limit on the number of people that could occupy a sleeping room.

Commissioner Hoskins second. Commissioners Ruttinger, Parades, Bachman, Hoskins, Lyon, Barry, and Scheer voted "aye". The item was tabled.

The meeting adjourned at [7:03:31 PM](#)