

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, February 27, 2019**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:28 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

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

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Paul Nielson, Attorney; Allison Parks, Attorney; Amy Thompson, Senior Planner; Eric Daems, Principal Planner; Casey Stewart, Senior Planner and Marlene Rankins, Administrative Secretary.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Sara Urquhart and Clark Ruttinger. Staff members in attendance were Wayne Mills, Amy Thompson, Eric Daems, and Casey Stewart.

- **932 E Princeton Ave** - Staff summarized proposal and ADU standards.
- **1305 E 2<sup>nd</sup> Ave** – Staff summarized Special Exception request and reason for appeal.
- **900 South between 200 West Street and Washington Street** – Staff provided tour of area and summarized proposal.

**APPROVAL OF THE FEBRUARY 13, 2019, MEETING MINUTES. [5:32:33 PM](#)**

**MOTION [5:32:44 PM](#)**

**Commissioner Clark moved to approve the February 13, 2019 minutes. Commissioner Bell seconded the motion. Commissioners Paredes, Bell, Clark, Urquhart, Hoskins, Ruttinger and Scheer voted “Aye”. The motion passed unanimously.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:33:21 PM](#)**

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

**REPORT OF THE DIRECTOR [5:33:27 PM](#)**

Mr. Wayne Mills, Planning Manager, informed the Planning Commission that there are a number of projects that the Planning Commission has made recommendations on that are scheduled for City Council work sessions. Staff will update the Commission upon City Council decisions.

## **UNFINISHED BUSINESS**

[5:34:35 PM](#)

**Urban Alfandre FB-UN2 Building Height Amendment** - James Alfandre, representing the property owner, requests an amendment to the Zoning Ordinance to allow additional building height for multiple properties in the FB-UN2 Zoning District (Form Based Urban Neighborhood) located on the south side of 900 South between 200 West Street and Washington Street. The request would include the subject properties in the designated area for building height up to 5 stories/maximum 65 feet. The property is currently subject to a height limit of 4 stories/maximum 50 feet. This proposed amendment would affect Section and Table 21A.27.050.C FB-UN2 Building Form Standards: Height, in the Salt Lake City Zoning Ordinance. Other related sections of Title 21A Zoning may also be amended as part of this petition. The site is located in Council District 5 represented by Erin Mendenhall. (Staff Contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com; **Case number: PLNPCM2017-00590 (Legislative matter)**)

Casey Stewart, Senior Planner, reviewed the petition. He stated Staff recommended that the Planning Commission forward a negative recommendation to the City Council.

The Commission and Staff discussed the following:

- Corner height allowances in the FB-UN2 zone
- Master plan goals for Washington Street or 200 West
- Whether surrounding neighbors will be eligible for additional height
- Clarification as to why this is not a Planned Development
- Need for the extra height

James Alfandre, applicant, provided explanation for requesting extra height. He also addressed the Commissions questions and concerns.

The Commission, Staff and Applicant discussed the following:

- Possibility of contamination going into properties not owned by the applicant
- Clarification on why Staff is recommending a negative recommendation
- Whether tying the height to the contamination is feasible

**MOTION** [6:05:01 PM](#)

**Commissioner Scheer stated, based on the information presented and the input received during the public hearing, I move that the Planning Commission recommend that the City Council approve the expanded Alfandre zoning map amendment (Petition PLNPCM2017-00590) for the following reasons and that staff draft the necessary ordinance language to reflect this recommendation:**

1. **The rest of the block can be developed at 65 feet. The Commission believes this is a reasonable high density move for this area.**

**Commissioner Clark seconded the motion.**

[6:06:01 PM](#) Commissioner Bell requested to make an amendment to the motion to add an additional condition:

1. Requirement of consolidation of the parcels into one parcel  
Commissioner Scheer accepted the amendment to the motion.

A clarification to the Motion was given by Staff that the motion is in fact a zoning text amendment and not a zoning map amendment.

Commissioner Scheer stated she accepted the amendment to motion as a zoning text amendment. Commissioner Clark seconded the motion with amendments. Commissioners Scheer, Ruttinger, Hoskins, Urquhart, Clark, and Bell voted “Aye”. Commissioner Paredes voted “Nay”. The motion passed 6-1.

[6:08:04 PM](#)

**ADU Conditional Use 932 E Princeton Avenue** - Mary Richardson, the owner of the property, is requesting Conditional Use to construct a detached Accessory Dwelling Unit (ADU) at the above listed address. The proposed ADU is located to the rear of the house on the property along with a parking space for the ADU that is accessed from a rear alley. The property is located in the R-1/5000 (Single Family Residential) zoning district which requires a Conditional Use process for an ADU. The site is located in Council District 5 represented by Erin Mendenhall. (Staff contact: Amy Thompson - (801) 535-7281 or amy.thompson@slcgov.com) **Case number PLNPCM2018-00999**

Amy Thompson, Senior 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 petition with the conditions listed in the staff report.

Mary Richardson, applicant, stated staff did a wonderful job covering the project and was available for questions.

**PUBLIC HEARING** [6:12:14 PM](#)

Chairperson Bachman opened the Public Hearing;

Jason Stevenson, Co-Chair of the East Liberty Park Community Organization – Stated his support is the proposed project.

Dave Richards, Land Use Chair of the East Liberty Park Community Organization – Provided positive feedback regarding the proposed project and raised concerns and general questions regarding the ADU ordinance.

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

The Commission, Staff and Applicant discussed the following:

- Conditions listed in the staff report

**MOTION** [6:21:42 PM](#)

Commissioner Urquhart 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 (Petition PLNPCM2018-00999) for the detached accessory dwelling unit with the conditions of approval listed 1-5 in the staff report.

Commissioner Hoskins seconded the motion. Commissioners Paredes, Bell, Clark, Urquhart, Hoskins, Ruttinger and Scheer voted “Aye”. The motion passed unanimously.

[6:22:49 PM](#) Paul Nielson, Attorney recused himself from the next matter due to potential conflict of interest. Allison Parks, Attorney stepped in for the next item.

[6:23:22 PM](#)

**Special Exception Appeal at approximately 1305 E 2nd Ave** - Jefferson Gross, has initiated an appeal of an administratively approved special exception for an in-line addition to a detached garage at the above-mentioned address. The proposal is to add 300 sq. ft. to the garage for additional vehicle parking. The existing garage is considered legal non-conforming as it does not meet current setback standards. The special exception was approved by Planning staff on January 14, 2019. The appellant filed an appeal of the approval based on the criteria in Section 21A.10 of the Zoning Ordinance. As a result of the appeal, the in-line addition must be reviewed by the Planning Commission per Section 21A.52 of the Zoning Ordinance. The subject property is zoned R-1-5,000: Single-Family Residential and is located in within Council District 3, represented by Chris Wharton. (Staff contact: Eric Daems at 801-535-7236 or [eric.daems@slcgov.com](mailto:eric.daems@slcgov.com)) **Case number PLNAPP2019-00071**

Eric Daems, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommends that the Planning Commission approve the in-line addition.

The Commission and Staff discussed the following:

- Clarification on whether the special exception can be granted and not acted upon due to the claims made by the appellant.

Paul Svendsen, applicant, provided further information regarding the proposed project.

Jefferson Gross, appellant, provided history with the basis of his actions.

The Commission, Staff and Applicant discussed the following:

**PUBLIC HEARING** [6:46:24 PM](#)

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

The Commission and Staff further discussed the following:

- Source of the boundary lines
- Clarification on initial plans matching the City's records in relation to property lines

**MOTION** [6:52:03 PM](#)

**Commissioner Clark stated, based on the findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve the special exception request for an in-line addition at 1305 E 2<sup>nd</sup> Ave. The Commission finds that the project complies with the review standards as demonstrated in Attachment E of the staff report.**

**Commissioner Scheer seconded the motion. Commissioners Scheer, Ruttinger, Hoskins, Urquhart, Clark, Bell and Andres voted "Aye". The motion passed unanimously.**

[6:53:10 PM](#)

**WORK SESSION**

Wayne Mills, Planning Manager, briefed the Commission regarding the Planned Development review process.

The Commission and Staff discussed the following:

- Whether there are any limits on the amount of extensions allowed
- Request from the Commission for an evaluation in the staff report of what's permitted as of right vs what the developer is asking for

**The meeting adjourned at [7:15:49 PM](#).**