

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, April 10, 2019**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:06 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 Amy Barry, Adrienne Bell, Weston Clark, Carolynn Hoskins, Matt Lyon, Andres Paredes, Clark Ruttinger.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Ashley Scarff, Principal Planner; Mayara Lima, 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, Carolynn Hoskins, Clark Ruttinger and Sara Urquhart. Staff members in attendance were Nick Norris, Ashley Scarff and Mayara Lima.

- **661 East 100 South** – Staff gave an overview of the proposal.  
**Q:** Any exterior changes?  
**A:** No
- **538 East 14<sup>th</sup> Avenue** – Staff gave an overview of the proposal.

**APPROVAL OF THE MARCH 27, 2019, MEETING MINUTES.** [5:33:20 PM](#)

**MOTION** [5:33:30 PM](#)

Commissioner Lyon moved to approve the March 27, 2019, meeting minutes. Commissioner Hoskins seconded the motion. Commissioners Lyon, Paredes, Ruttinger, Urquhart, Clark, Bell, Hoskins, Scheer and Barry voted “Aye”. The motion passed unanimously.

**REPORT OF THE CHAIR AND VICE CHAIR** [5:34:02 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

**REPORT OF THE DIRECTOR** [5:34:13 PM](#)

Nick Norris, Planning Director, informed the commission regarding the City Council adopting the changes of the Design Review ordinance. Nick clarified what makes a project eligible and what the process is for the new ordinance changes. He also informed the commission regarding UTA replacing the track on 400 South and Main Street along with future projects.

[5:43:13 PM](#)

**Street Vacation at 538 E. 14<sup>th</sup> Avenue** – A request by Justin and Jodi Miller for the vacation of a portion of public right-of-way that abuts their property at 538 E. 14<sup>th</sup> Avenue. The purpose of the vacation is to reconcile the location of fencing and landscaping within the park strip. If approved by the City Council, approximately 850 square feet of the park strip would be vacated, declared surplus property, and sold to the applicants for a fair market value. The subject property is zoned SR-1A (Special Development Pattern Residential District) and is located in Council District 3, represented by Chris Wharton. (Staff Contact: Ashley Scarff at (801) 535-7660 or [Ashley.scarff@slcgov.com](mailto:Ashley.scarff@slcgov.com)) **Case number PLNPCM2018-00561**

Ashley Scarff, Principal 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 favorable recommendation to the City Council.

The Commission and Staff discussed the following:

- The City's current policy on revocable permits and encroachments

Justin and Jodi Miller, Applicants, reviewed the history of the property and were available for questions.

#### **PUBLIC HEARING** [5:51:33 PM](#)

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

The Commission, Staff and Applicant discussed the following:

- Whether there is a time limit to remove existing encroachments
- Clarification on which City division is responsible for monitoring the situation
- Discussion was made regarding the existing park strip
- Likelihood of adding a sidewalk on the west side of H Street in future
- The possibility of adding an easement over the vacated area to reserve the City's right to construct a sidewalk in the future

#### **MOTION** [6:00:24 PM](#)

**Commissioner Lyon stated, based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission forward a positive recommendation to the City Council to approve PLNPCM2018-00561 Street Vacation at 538 East 14<sup>th</sup> Avenue and with this recommendation that staff, and the City Council explore using an easement as an option.**

**Staff asked Commissioner Lyon for clarification on the easement request. He indicated that he would like staff and Council to consider the option of vacating the entire current area of encroachment but placing an easement over the area that is wide enough to accommodate the construction of a sidewalk, if the City chooses to do so in the future.**

**Commissioner Scheer seconded the motion. Commissioners Barry, Scheer, Hoskins, Bell, Clark, Urquhart, Ruttinger, Paredes and Lyon. The motion passed unanimously.**

**Commissioner Lyon stated that the Commission is fine with the request as originally proposed without the use of an easement, but would like the option to be explored.**

[6:02:34 PM](#)

**Conditional Use for a Group Home at 661 E 100 S** - A request by The Other Side Academy to operate a large group home at the above listed address. The site would be part of The Academy's campus located adjacent to the subject property, and would accommodate administrative and educational functions, as well as sleeping rooms for 164 individuals within the existing building. The subject property is located in the RMF-45 (Moderate/High Density Multi-Family Residential) zoning district within Council District 4, represented by Ana Valdemoros. (Staff contact: Mayara Lima at 801-535-7118 or [mayara.lima@slcgov.com](mailto:mayara.lima@slcgov.com)) **Case number PLNPCM2019-00104**

Mayara Lima, 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 proposal with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Whether there is a limited number of occupants in the ordinance
- Clarification on a large group home definition
- Number of people that are currently being accommodated on campus

Tim Stay, Representative of The Other Side Academy, reviewed the history, design details, and purpose of the Academy.

The Commission and Applicant discussed the following:

- Clarification on properties that will be part of the Academy
- Staff roles and supervision of residents
- Restrictions of travel for residents
- Residents average ages
- Current number of beds in existing space
- Percentage of Residents that graduate from the program
- Whether any of the rooms are handicap accessible
- Discussion was made whether there are violent residents

**PUBLIC HEARING** [6:31:35 PM](#)

Chairperson Bachman opened the Public Hearing;

Cindy Cromer – Provided history on the surrounding neighborhood.

Clay Josewski – Stated he is currently a resident and that the academy has given him a second chance at life.

Andrew Lewis – Stated he is a resident at the academy and that it has changed his life and given him hope to a better future.

Dave Durocher, Managing Director of The Other Side Academy – Provided information regarding how residents opt to join the program.

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

The Commission and Applicant further discussed the following:

- Whether mentoring in a consolidated campus will be beneficial causing less impact on the community
- Cross accountability between the residents
- Outdoor spaces for resident use
- Whether there are smoking areas designated for residents
- Clarification on history of law enforcement and fire department issues

The Commission and Staff discussed the following:

- Knowledge of Mansonian Apartments and the future of the property
- Clarification on reasoning for waiving the 800 feet separation

**MOTION [6:45:37 PM](#)**

**Commissioner Bell stated, based on the information presented, and the input received during the public hearing, I move that the Commission approve the request for Conditional Use for a Large Group Home at 661 East 100 South, as presented in petition PLNPCM2019-00104, with the conditions listed in the staff report.**

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

**The meeting adjourned at [6:47:52 PM](#).**