

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, May 8, 2019**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:34:30 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, Clark Ruttinger, and Brenda Scheer. Commissioner Andres Paredes was excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Lex Traughber, Senior Planner; Lauren Parisi, Principal Planner; Amy Thompson, 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, Carolynn Hoskins, Brenda Scheer and Sara Urquhart. Staff members in attendance were Nick Norris, and Lauren Parisi.

- **402 & 416 E. 900 South** – Staff gave an overview of the proposal.
- **868 East 2700 South & 2716 South 900 East** – Staff gave an overview of the proposal.

[5:35:17 PM](#) Chairperson Bachman informed the audience that the order in which the items will be heard would be changed.

**APPROVAL OF THE APRIL 24, 2019, MEETING MINUTES. [5:35:35 PM](#)**

**MOTION [5:35:43 PM](#)**

**Commissioner Scheer moved to approve the April 24, 2019, meeting minutes. Commissioner Hoskins seconded the motion. Commissioners Bell, Hoskins, Lyon, Barry, Clark, Ruttinger and Scheer voted “Aye”. Commissioner Urquhart abstained from voting. The motion passed 7-1.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:36:17 PM](#)**

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

**REPORT OF THE DIRECTOR [5:36:25 PM](#)**

Nick Norris, Planning Director, stated he had nothing to report.

[5:36:54 PM](#)

**Zoning Map Amendment 402 & 416 E. 900 South** - Merry Warner Demuri, the architect representing the property owner, has initiated a petition for a zoning map amendment to change the zoning of the above-mentioned properties from the CN: Neighborhood Commercial District & the RB: Residential/Business District to the CB: Community Business District. These parcels currently fall within two different zoning districts and the applicants would like to rezone it under one district for consistency purposes. No development plans have been submitted with this application. The subject properties are located in Council District 5, represented by Erin Mendenhall. (Staff Contact: Lauren Parisi at 801.535.7226 or [lauren.parisi@slcgov.com](mailto:lauren.parisi@slcgov.com)). **Case number PLNPCM2018-01025**

Lauren Parisi, 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 positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification regarding front yard setback requirements within the current and proposed zoning districts
- Whether the existing market building is setback from the front property line

Kathia Dang, Property owner, provided details regarding the proposed project.

**PUBLIC HEARING** [5:48:18 PM](#)

Chairperson Bachman opened the Public Hearing;

Kelly Margetts – Stated he is opposed of the project and requested the Commission table the matter for more information.

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

The Commission and Staff further discussed the following:

- Loading and unloading zones and how a zoning change might impact future development
- Clarification as to why community business district is more appropriate than residential business for this area
- Clarification as to whether the master plan recognizes commercial area
- When was the last time the master plan updated and how often?
- Clarification as to what the commission should be taking into consideration when considering a zone change

**MOTION** [5:57:23 PM](#)

**Commissioner Bell 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, Petition PLNPCM2018-01025, to rezone the properties at 402 & 416 East 900 South from the CN:**

**Neighborhood Commercial District & the RB: Residential/Business District to the CB: Community Business District.**

**Commissioner Ruttinger seconded the motion. Commissioners Scheer, Ruttinger, Urquhart, Clark, Barry, Hoskins, and Bell voted “Aye”. Commissioner Lyon voted “Nay”. The motion passed 7-1.**

[6:00:07 PM](#)

**27<sup>th</sup> Street Collective Subdivision & Planned Development** – Collin Strasser of Strasser of Strasser Organization Inc., is requesting approval from the City to develop five (5) single-family residential lots on two properties located at approximately 868 E. 2700 South and 2716 S. 900 East. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The project requires subdivision and planned development approval. The following two petitions are associated with this request:

- a. Preliminary Subdivision Plat – A request to subdivide and reconfigure two existing parcels into five new parcels. One parcel will contain an existing home and four new vacant residential parcels will be created. **Case number PLNSUB2019-00197**
  
- b. Planned Development – A request for Planned Development approval to address the creation of lots without street frontage, modified required yards on Lots 3 & 4, and the creation of a development with average lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone. **Case number PLNSUB2019-00199**

The subject property is located in Council District 7 represented by Amy Fowler. (Staff contact: Lex Traughber at (801)535-6184 or [lex.traughber@slcgov.com](mailto: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 approve the Subdivision and Planned Development request as proposed.

The Commission and Staff discussed the following:

- Clarification as to how the lots are configured
- Clarification on reduced setback request
- Side yard setback

Collin Strasser, Applicant, provided further design details.

The Commission and Applicant discussed the following:

- Configuration of carport
- Driveway design details

**PUBLIC HEARING [6:13:28 PM](#)**

Chairperson Bachman opened the Public Hearing;

Judi Short, Sugar House Community Council – Stated the community is pleased to see this project and are happy with the fact one of the homes will be “affordable”.

Mike Jameson – Raised concern regarding lighting and landscaping.

Gabriel Echeverria – Stated he appreciated the applicants redesign and raised a question of whether the applicant had considered the option of 3 parcels.

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

The Commission, Staff and Applicant further discussed the following:

- Staff addressed the public's questions and concerns regarding lighting, landscaping and fencing
- Garage configuration
- Clarification with front reduced setback
- Protrusion of the entryway

**MOTION [6:40:26 PM](#)**

**Commissioner Scheer stated, based on the analysis and findings listed in the staff report, testimony and the proposal presented, I move that the Planning Commission approve the Subdivision and Planned Development requests as proposed. The Planning Commission finds that the proposed project complies with the review standards as demonstrated in Attachments E and F of the staff report. The approval of the Planned Development and Subdivision requests is subject to the following conditions:**

1. A Final Plat application is required and shall be submitted to finalize the plat.
2. Compliance with all City Department/Division comments and requirements as noted in Exhibit G.
3. The front yard setback of lots 3 & 4 shall be 10 feet with the exception that an entrance feature may protrude up to 6 feet into the front yard setback.

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

**[6:42:34 PM](#)**

**Zoning Text Amendment - HLC Appeals** - A request by Mayor Jackie Biskupski to amend sections of the Zoning Ordinance that relate to the appeals process for decisions made by the Historic Landmark Commission (HLC). The purpose of these amendments is to update the Zoning Ordinance so that appeals of HLC decisions are processed the same as all other appeals of administrative decisions, and to be consistent with recent changes made to the Utah State Code. The proposed amendment will affect sections 21A.06, 21A.16 and 21A.34.020 of the zoning ordinance and may include changes to other sections as necessary. The changes would

apply citywide. (Staff Contact: Amy Thompson at (801)535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)  
**Case number PLNPCM2019-00237**

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 forward a positive recommendation to the City Council.

**PUBLIC HEARING** [6:45:14 PM](#)

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

**MOTION** [6:45:33 PM](#)

**Commissioner Lyon stated, based on the analysis and findings listed in the staff report, testimony presented or lack thereof, I move that Planning Commission forward a positive recommendation to the City Council regarding proposed amendments to section 21A.06 and 21A.16 related to appeals of Historic Landmark Commission decisions. The Commission finds that the proposed amendments comply with the review standards as demonstrated in Attachment C of the staff report.**

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

**The meeting adjourned at [6:46:49 PM](#)**