

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, May 22, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:51 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, Weston Clark,Carolynn Hoskins, Matt Lyon, Andres Paredes, Clark Ruttinger, and Brenda Scheer. Commissioner Adrienne Bell was excused.

Planning Staff members present at the meeting were John Anderson, Planning Manager; Paul Nielson, Attorney; Doug Dansie, Senior Planner; Lex Traughber, Senior Planner; Chris Earl, Associate 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, Brenda Scheer and Sara Urquhart. Staff members in attendance were John Anderson, Doug Dansie, Lex Traughber, and Chris Earl.

- **873 South 1500 West** – Staff gave an overview of the proposal.
- **233 E Williams Avenue** – Staff gave an overview of the proposal.
- **650 E South Temple Street** – Staff gave an overview of the proposal.

APPROVAL OF THE MAY 8, 2019, MEETING MINUTES. [5:33:51 PM](#)

MOTION [5:34:00 PM](#)

Commissioner Ruttinger moved to approve the May 8, 2019, meeting minutes. Commissioner Clark seconded the motion. Commissioners Scheer, Barry, Hoskins, Urquhart, Clark, Ruttinger and Lyon voted “Aye”. Commissioner Paredes abstained from voting. The motion passed 7-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:34:35 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

REPORT OF THE DIRECTOR [5:34:43 PM](#)

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

[5:35:00 PM](#)

Planned Development and Preliminary Subdivision at 873 South 1500 West - Whitten Knopp, property owner, is requesting approval to subdivide the property located at 873 South 1500 West into two lots. The existing home located at 873 South 1500 West would remain and an additional lot would be created at the corner of 1500 West and 900 South for the purpose of building another single-family home. The petitions associated with this request are described further below:

- a. **Planned Development** – Planned Development approval is required because the new lot would not meet the minimum dimensional lot width requirement. Other zoning regulations may be adjusted through the planned development approval process. **Case number PLNSUB2019-00109**
- b. **Preliminary Subdivision** – Subdivision approval is required to subdivide the existing property into two lots. **Case number PLNSUB2019-00110**

The subject property is located within the R-1/5000 Single-Family Residential District and within Council District 2 represented by Andrew Johnston. (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com)

Doug Dansie, 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 petition.

The Commission and Staff discussed the following:

- Clarification regarding details of the alley
- City's policy for unusable alley's

Sam Knopp and Whitten Knopp, applicants, provided further details regarding intent of petition.

PUBLIC HEARING [5:41:57 PM](#)

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

FIRST MOTION [5:42:16 PM](#)

Commissioner Sheer stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve petition PLNPCM2019-00109, a residential planned development to construct two single-family detached homes with modifications to Zoning Ordinance regulations regarding minimum street frontage.

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

SECOND MOTION: [5:43:37 PM](#)

Commissioner Ruttinger stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve petition PLNPCM2019-00110, a request to create two individual lots for the two associated single-family detached homes.

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

[5:44:38 PM](#)

Masonic Temple Master Plan & Zoning Map Amendments - DB Urban Communities, representing the property owner, the Masonic Temple Association, has submitted applications for a Master Plan Amendment and a Zoning Map Amendment for a portion of the property located at approximately 650 E. South Temple Street. No specific site development proposal has been submitted at this time. The intent of the request is to change the zoning of the property to allow more flexibility to develop future multi-family residential, office or mixed-use development. This project requires both a Master Plan and a Zoning Map amendment. The following two petitions are associated with this request:

- a. **Master Plan Amendment** - The associated future land use map in the Central Community Master Plan currently designates the property as "Institutional". The petitioner is requesting to amend the future land use map for the parcel to "Residential/Office Mixed Use". **Case number PLNPCM2019-00231**
- b. **Zoning Map Amendment** - The property is currently zoned I - Institutional. The petitioner is requesting to amend the zoning map designation of the property to RO – Residential/ Office. **Case number PLNPCM2019-00230**

The subject property is located in Council District 4 represented by Ana Valdemoros. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com) **PLNPCM2019-00230 & PLNPCM2019-00231**

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:

- What the staff's response was to the public comment regarding the historic garage
- Whether mid-block crossways were considered

Bryce Baker, Co-founder DB Urban Communities, provided further details regarding the project.

The Commission and Applicant discussed the following:

- Whether 600 East can still be utilized as a second entrance

PUBLIC HEARING [5:58:42 PM](#)

Chairperson Bachman opened the Public Hearing;

Rosa Ronell – Requested information regarding development on the lot.

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

The Commission and Staff further discussed the following:

- Clarification on whether the development process will follow notification notices procedures

MOTION [6:00:48 PM](#)

Commissioner Ruttinger stated, based on the analysis and findings in the staff report, testimony, and proposal presented, I move that the Planning Commission forward a positive recommendation regarding the amendments on to the City Council as proposed and this is for PLNPCM20199-00230 and PLNPCM2019-00231.

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

[6:01:55 PM](#)

Williams Avenue ADU - Allie Platt is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached accessory structure located in the rear yard of the home which is located at 233 E Williams Avenue. The ADU will be approximately 32 feet wide by 13 feet six inches deep by 10 feet high. It will measure approximately 432 square feet in size and will be located in the rear yard of the subject property. Salt Lake City Zoning Ordinance requires ADUs be reviewed as a conditional use within single-family residential zoning districts. The subject property is zoned R-1-5,000: Single-Family Residential and is located in within Council District 5, represented by Erin Mendenhall. (Staff contact: Chris Earl at (801-535-7932 or christopher.earl@slcgov.com.) **Case number PLNPCM2019-00118**

Chris Earl, Associate 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 petition with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Tandem parking spots
- Whether there will be alley access from the back of the ADU

Dallin Jolley, applicant, provided further details regarding the proposed ADU.

The Commission and Applicant discussed the following:

- Installation process
- Type of foundation
- Whether the ADU will have air condition and heat
- Materials to be used

PUBLIC HEARING [6:13:48 PM](#)

Chairperson Bachman opened the Public Hearing;

Marjorie Stolhand – Raised concern regarding parking and requested information regarding owner occupancy for ADU

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

The Staff addressed public concern regarding owner occupancy and provided standards that have to be met for an ADU.

MOTION [6:17:21 PM](#)

Commissioner Lyon stated, based on the information listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve the request for Condition Use for an accessory dwelling unit (ADU) at 233 E Williams Ave, as presented in the petition PLNPCM2019-00118, with the conditions listed in the staff report.

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

The meeting adjourned at [6:18:12 PM](#)