

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, June 26, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:00 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; Commissioners Weston Clark,Carolynn Hoskins, Matt Lyon, Andres Paredes and Brenda Scheer. Vice Chairperson Sara Urquhart; Commissioners Amy Barry, and Adrienne Bell were excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Paul Nielson, Attorney; Krissy Gilmore, Principal Planner; Ashley Scarff, Principal Planner; Lauren Parisi, 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 Carolynn Hoskins. Staff members in attendance were Wayne Mills, Krissy Gilmore, and Ashley Scarff.

- **2250 South 1800 East** - Staff gave an overview of the proposal.
- **64 W Andrew Ave** - Staff gave an overview of the proposal.

APPROVAL OF THE JUNE 12, 2019, MEETING MINUTES. [5:32:36 PM](#)

MOTION [5:32:40 PM](#)

Commissioner Scheer moved to approve the June 12, 2019, meeting minutes. Commissioner Clark seconded the motion. Commissioners Lyon, Hoskins, Clark, Scheer and Paredes voted “Aye”. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:33:07 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart was not present.

REPORT OF THE DIRECTOR [5:33:11 PM](#)

Wayne Mills, Planning Manager, informed the commission that we currently have 9 commission members and Planning Staff is currently in the process to assign more. He kindly reminded the commission the importance of attendance.

[5:33:48 PM](#)

ADU at approximately 2250 South 1800 East - Lance and Kaelin Frame, owners of the property at 2250 South 1800 East, are requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) to the rear of the existing single-family home on site.

All ADU proposals in the R-1/7,000 Single-Family Residential zoning district are required to go through the Conditional Use review process. The subject property is located within Council District 7, represented by Amy Fowler. (Planning Staff contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com) **Case number PLNPCM2019-00263**

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 approve the petition with conditions listed in the staff report.

The Commission and Staff discussed the following:

- General ADU setback requirements
- New garage structure and off-street parking being provided

Lance Frame, applicant, provided further project details.

The Commission and Applicant discussed the following:

- Exterior building materials to be used
- Clarification on where additional hard-surfacing (concrete) is proposed

PUBLIC HEARING [5:49:09 PM](#)

Chairperson Bachman opened the Public Hearing;

Judi Short, Chairperson of Sugar House Community Council Land Use and Zoning Committee – Raised concern regarding clarity of footprint regulations in the ADU ordinance. She also stated she would like the commission to keep in mind ADU's are not necessarily affordable housing.

Lynn Schwarz, Vice Chairperson Sugar House Community Council Land Use and Zoning Committee – Raised concern regarding the size of the project and stated that the ADU will be market rate and the goal of affordability has yet to be realized.

Thomas Olsen - Raised concerns regarding setbacks between structures and off-street parking availability and stated that he is opposed to the project.

Jason Mendenhall – Raised concerns regarding his privacy due to the placement and height of the ADU structure.

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

The Commission and Staff further discussed the following:

- Clarification regarding fencing and window requirements
- Height regulations for ADU structures
- Clarification of ADU footprint requirements in relation to footprint of principal structure

MOTION [6:06:27 PM](#)

Commissioner Clark 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 for the ADU, subject to the following conditions listed in the staff report recommended by staff for PLNPCM2019-00263.

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

Commissioner Scheer added, that she thinks that the Commission needs to consider asking Planning Staff to look at the definitions of square footage of the principal unit in the ADU ordinance.

Commissioner Lyon added that those living in Single-Family Residential zones may expect to have a minimum separation from other people, and the ADU ordinance as written could change the character of those areas.

Planning Manager Mills addressed comments related to attaching the existing garage to the principal structure. He stated that there aren't many locations in the city where this situation could occur, as most of the time detached accessory structures are built within required yard areas, which would eliminate the ability to attach it to the main structure because the resulting attached structure wouldn't comply with setbacks for principal structures.

[6:09:50 PM](#)

ADU at approximately 64 W Andrew Ave - ASSIST Inc, the representative of the owner of the property, is requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) in the rear yard of the home which is located at 64 W Andrew Avenue. All ADU proposals in the R-1/5,000 Single-Family Residential zoning district are required to go through the Conditional Use review process. The subject property is located in within Council District 5, represented by Erin Mendenhall. (Staff contact; Kristina Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2019-00325**

Krissy Gilmore, 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 petition with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Onsite parking

Jason Wheeler, ASSIST Inc., provided further design details regarding the project and was available for questions.

The Commission and Representative of the applicant discussed the following:

- Clarification on Good landlord program
- Parking
- Exterior material to be used

- How the project was perceived by attendees at the Community Council

PUBLIC HEARING [6:21:35 PM](#)

Chairperson Bachman opened the Public Hearing;

Nicole Zinnanti - Provided additional design detail information and purpose of the requested ADU.

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

The Commission and Staff further discussed the following:

- Legal parking location
- Parking requirements

MOTION [6:26:13 PM](#)

Commissioner Hoskins stated, regarding PLNPCM2019-00325 ADU – 64 W Andrew Ave., 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. Final approval of the details noted in the following conditions shall be delegated to the Planning Staff which would be 1-4.

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

[6:28:42 PM](#)

Text Amendments to the RMF-30 Low Density Multi-Family Residential District - The purpose of this project is to review the existing zoning requirements in the City’s RMF-30 Low Density Multi-Family Residential Zoning District and make amendments to corresponding sections of Salt Lake City’s Zoning Ordinance. The intent of the proposed amendments is to implement the recently adopted Growing SLC; A Five-Year Housing Plan (2018-2022) and remove zoning barriers to new housing development. Proposed amendments include: Introducing design standards for all new development; allowing the construction of new building types including side oriented row houses, cottage developments, and tiny houses; reducing lot size requirements per unit; removing lot width minimum requirements and adding a lot width maximum; allowing more than one primary structure on a lot and the creation of new lots without street frontage; and granting a unit bonus for the retention of an existing structure. The proposed regulation changes will affect sections 21A.24.120 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff Contact - Lauren Parisi at (801) 535-7226 or lauren.parisi@slcgov.com) **Case number PLNPCM2019-00313**

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 table the item for further information.

The Commission and Staff discussed the following:

- Non-conforming uses clarification
- Parking location
- Park strips and whether it can be used as parking
- Tiny house definition clarification
- Whether tiny houses can be subdivided without street frontage
- When the last time the zone has been updated

PUBLIC HEARING [7:01:00 PM](#)

Chairperson Bachman opened the Public Hearing;

Lynn Schwarz, Vice Chairperson Sugar House Community Council Land Use and Zoning Committee – Raised concern on how the proposal could reduce existing affordable housing. Also expressed concern regarding reviewing cottage developments and side-oriented row houses administratively instead of going through the planned development process where the public has a chance to review and comment on the proposal.

Judi Short, Chairperson of Land Use Sugar House Community Council – Raised concern with the density, parking, and affordability. Would like to see redevelopment along 700 East where some properties are zoned RMF-30.

Cindy Cromer – Stated this is the wrong zoning district to start with in trying to increase density in the RMF zones. Current minimum lot size and width requirements are more effective in terms of preserving historic and affordable structures than the local historic overlay. The assumption that economics and tax advantages are not relevant is wrong. Must consider increased construction costs for historic structures and building behind existing properties. There are also multiple master plans that promote preservation that have not been addressed. The 1995 zoning updated downzoned multiple residential neighborhoods.

Public hearing was left open for further information.

MOTION [7:16:21 PM](#)

Commissioner Scheer moved to table the matter for further information. Commissioner Hoskins seconded the motion.

The commission further discussed the proposed project.

Commissioners Lyon, Hoskins, Clark, Scheer, and Andres voted “Aye”. The motion passed unanimously.

The meeting adjourned at [7:32:19 PM](#)