

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

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:50 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 Amy Barry, Adrienne Bell, Weston Clark,Carolynn Hoskins, and Matt Lyon. Vice Chairperson Sara Urquhart; Commissioners Andres Paredes, and Brenda Scheer were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; John Anderson, Planning Manager; Krissy Gilmore, Principal Planner; Mayara Lima, Principal Planner; Lauren Parisi, Principal Planner; Chris Lee, 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, and Carolynn Hoskins. Staff members in attendance were Nick Norris, Krissy Gilmore, Mayara Lima, Chris Lee, and Lauren Parisi.

- **1143 S Lake Street** – Staff gave an overview of the proposal.
- **815 E Emerson Avenue** – Staff gave an overview of the proposal.
- **1937 South 1200 East** – Staff gave an overview of the proposal.  
**Q:** How tall can a building be in both zones?  
**A:** RMF-35: 35 feet in height, RMF-45: up to 45 feet.
- **1040 S Washington Street** – Staff gave an overview of the proposal.

**APPROVAL OF THE JUNE 26, 2019, MEETING MINUTES. [5:33:53 PM](#)**

**MOTION [5:33:58 PM](#)**

**Commissioner Clark moved to approve the June 26, 2019, meeting minutes. Commissioner Hoskins seconded the motion. Commissioners Lyon, Clark, and Hoskins voted “Aye”. Commissioners Bell, and Barry abstained from voting. The motion passed.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:34:44 PM](#)**

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart was not present.

**REPORT OF THE DIRECTOR [5:34:50 PM](#)**

Nick Norris, Planning Director, provided the Commission with the following updates:

- Informed the Commission regarding Deborah Severson’s retirement,

- Updates regarding the City Council's briefings on the D-2 design standards and rezoning's,
- Updated the Commission on public engagement of the parking chapter,
- Informed the Commission that the Planning Division has begun the public engagement on the Fleet block
- Summer Planning series on July 29, 2019 in Sugar House
- Planning Division work load
- Mayor's office working on applications for new Commissioners

[5:39:13 PM](#)

**A Major Modification to the RR Planned Development at approximately 171 N. Redwood Rd.**

– Mr. Blake Henderson is requesting an amendment to an existing Planned Development. The Planned Development was previously approved on November 28, 2018 to develop a 299-unit multi-family residential development. The original Planned Development required a review by the Planning Commission to allow a building to exceed the maximum corner side yard along Harold St., allow surface parking in the corner side yard and waive some design standards along the west façade. The proposed amended Planned Development requests to extend the structure along Harold St. which would exceed the permitted 200 feet façade length by approximately 78 feet, allow for off-site parking on a lot with frontage on a public street and reduce the required amount of glass on a portion of the west façade from 60% to 50%. The development as proposed would now meet the standards that were modified in the original approval. The subject property is located within Council District 1, represented by James Rogers. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com) **Case number PLNSUB2018-00641**

John Anderson, Planning Manager, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve with condition listed in the staff report.

The Commission and Staff discussed the following:

- Parking spots to be removed by extending the building
- Clarification on whether the applicant will still meet the parking ordinance if parking spaces are removed
- Whether the applicant can request to use the lot as a surface parking lot not connected to the development at a future date

John Simianer, Blake Henderson, and Payton Wunderli, applicant, provided a presentation with design details and were available for questions.

The Commission and Applicant discussed the following:

- Affordability of the proposed units
- Clarification on whether parking will be fenced and gated

**PUBLIC HEARING** [6:01:58 PM](#)

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

The Commission, Staff and Applicant further discussed the following:

- Clarification on the road to the West of the building and whether it's a private drive or a road
- Clarification on where the right of way ends
- Whether a mid-block crossing was considered
- Whether the applicant can turn the private surface parking lot into a commercial lot in the future
- Increasing green space possibility

**MOTION** [6:13:54 PM](#)

**Commissioner Barry 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 major modifications to PLNSUB2018-00641 RR Planned Development, with the following conditions:**

1. **That the applicant remove 4 stalls out of the proposed off-site parking to increase the green space**
2. **Provide authorization from the other property owner to staff.**

**Commissioner Lyon seconded the motion. Commissioners Bell, Lyon, Barry, Clark and Hoskins voted "Aye". The motion passed unanimously.**

[6:17:10 PM](#)

**Conditional Use - ADU at 1143 S Lake Street** - Kari Larson, owner of the property at 1143 S Lake Street, is requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) to the rear of the existing single-family home on site. It will measure approximately 520 square feet in size and be 11 feet 7 inches tall. Two parking spaces are provided on site. 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 within Council District 5, represented by Erin Mendenhall. (Planning Staff contact: Kristina Gilmore - (801) 535-7780 or [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)) **Case number PLNPCM2019-00412**

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 request with conditions.

Kari Larson, applicant, provided detailed information for request of accessory dwelling unit.

**PUBLIC HEARING** [6:24:48 PM](#)

Chairperson Bachman opened the Public Hearing;

Nick Norris, Planning Division Director provided definition for a Conditional Use for the public.

Robert Markham – Requested clarification on location of parking and whether there will be adequate parking provided.

Krissy Gilmore, Principle Planner, provided information regarding location of parking and number of spaces.

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

**MOTION** [6:30:02 PM](#)

**Commissioner Lyon 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 PLNPCM2019-00412 for the attached accessory dwelling unit (ADU) with the conditions of approval below. Final approval of the details noted in the following conditions shall be delegated to Planning Staff conditions 1,2, & 3 as listed in the staff report.**

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

[6:31:07 PM](#)

**Conditional Use for Emerson ADU** - Osamu Uchiyama, the designer representing the property owner, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) to construct a detached accessory structure in the rear yard of the home located at 815 E. Emerson Avenue. It will measure approximately 427 square feet in size and 17 feet tall with one off street parking space. The 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; Lauren Parisi at (801-535-7226 or [lauren.parisi@slcgov.com](mailto:lauren.parisi@slcgov.com)) **Case number PLNPCM2019-00349**

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 approve the request with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Qualifications for ADU parking
- ADU height requirements
- Window requirements

Osamu Uchiyama, applicant, provided intent for ADU use.

The Commission and Applicant discussed the following:

- Exterior material to be used

**PUBLIC HEARING** [6:39:54 PM](#)

Chairperson Bachman opened the Public Hearing;

Sue Ebertz – Raised concerns with materials proposed to be used and lack of parking space.

Robert Minor – Raised concerns with lack of street parking and requested further details regarding parking on property.

Robert Markham – Raised concern regarding whether there will be adequate parking.

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

The Commission and Staff further discussed the following:

- Parking location and number of spaces to be provided There will be an off-street parking space within the shared garage and a tandem space in the front of the garage to accommodate the ADU. The new house on the lot will also have an attached garage with two off-street spaces
- Clarification of materials to be used
- There are no design standards for ADUs

**MOTION [6:53:35 PM](#)**

**Commissioner Bell 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 PLNPCM2019-00349 for the Detached Accessory Dwelling Unit Conditional Use with the conditions listed in the staff report.**

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

**[6:55:16 PM](#)**

**Washington Street Alley Vacation** - A request by Kevin Theobald, representing the property owners of adjacent parcels, to vacate the alley north of the property at approximately 1040 S Washington Street. The alley runs west from Washington Street and dead ends at the railroad tracks. The intent of the request is to incorporate the alley into the adjacent properties. The subject property is located in the CG (General Commercial) zoning district and is located in Council District 5, represented by Erin Mendenhall. (Staff contact: Mayara Lima at (801) 535-7118 or [mayara.lima@slcgov.com](mailto:mayara.lima@slcgov.com)) **Case number PLNPCM2019-00400**

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 forward a positive recommendation to the City Council with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Master plans clarification

Kevin Theobald, applicant, provided information regarding the intent for vacating the alley.

**PUBLIC HEARING [7:03:12 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:

- UTA transit corridor and whether the easement will be used
- Clarification on use in zoning ordinance

**MOTION [7:06:03 PM](#)**

**Commissioner Bell stated, based on the findings and analysis in the staff report, the policy consideration for alley vacation, and the input received, I move that the Planning Commission forward a positive recommendation to the City Council for the alley vacation proposed in PLNPCM2019-00400 with the following conditions listed in the staff report.**

**Commissioner Lyon seconded the motion. Commissioners Bell, Lyon, and Hoskins voted “Aye”. Commissioners Barry and Clark voted “Nay”. 4 votes is needed in order to have majority of quorum. Chairperson Bachman voted “Aye”. The motion passed 4-2.**

**[7:07:25 PM](#)**

**Zoning Map Amendment at 1937 South 1200 East - Ned Skanchy, owner of the property at 1937 South 1200 East, has requested a zoning map amendment from RMF-35 (Moderate Density Multi-Family) to RMF-45 (Moderate/High Density Multi-Family). The subject parcel abuts another directly to the south which is also owned by the applicant and is zoned RMF-45. The petition is to change the zoning of the subject parcel to RMF-45 in order to facilitate consolidation of the two parcels for a multi-family residential development. If the petition is approved, up to 19 residential units could be constructed on the consolidated parcel whereas 10 units would be allowed if they were both zoned RMF-35 and then consolidated. The property is in Council District 7, represented by Amy Fowler. (Staff contact: Chris Lee, [chris.lee@slcgov.com](mailto:chris.lee@slcgov.com) or 801-535-7706)19 **Case number PLNPCM2019-00183****

Chris Lee, Principal 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 favorable recommendation to the City Council.

The Commission and Staff discussed the following:

- Analysis of the Sugar House master plan and how it supports the proposed zoning change

Ned Skanchy, applicant; Darin Mano, Architect, provided presentation and further details regarding intent of the proposed zoning map amendment request.

The Commission, Staff and Applicant discussed the following:

- Height being proposed
- Number of total units
- Lot size
- Whether the applicant had considered design alternatives to consolidating the lot and not changing the zoning

**PUBLIC HEARING [7:29:02 PM](#)**

Chairperson Bachman opened the Public Hearing;

Judi Short, Sugar House Community Council – Raised concerns with traffic and parking.

Lynn Schwarz, Land Use and Zoning Committee Sugar House Community Council- Raised concern with compatibility and increase in congestion.

Lara Fisher – Provided a comment card and did not wish to speak. Chairperson Bachman read the comment card stating her support of the rezone.

Alan Skanchy – Provided a comment card and did not wish to speak. Chairperson Bachman read the comment card stating his support in the rezone.

Joe W.– Raised concern with traffic impact and stated you can't have a normal family experience because of the amount of traffic.

Skyler R. – Raised concern with traffic.

Andrew S.– Stated he is in favor of the project.

Roger Burge – Raised concern with traffic increase.

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

The Commission, Staff and Applicant further discussed the following:

- Clarification on current density
- Off street parking
- Clarification as to how many parking spots are available for rental behind the building
- What the rationale was for creating RMF zones
- Whether the up-zone is the only way additional density can be achieved

**MOTION [8:19:40 PM](#)**

**Commissioner Lyon stated, based on the findings listed in the staff report, the information presented, and the input received, I move that the Planning Commission forward a negative recommendation to the City Council in regards to the zoning map amendment at 1937 South 1200 East (Petition PLNPCM2019-00183) to change the subject parcel from RMF-35 to RMF-45 with concerns whether additional height is appropriate on the parcel and whether additional density is appropriate given traffic, parking, other pressures and those two things do not necessarily meet the master plan as drawn when it comes to meeting housing density.**

**Commissioner Clark seconded the motion. Commissioners Bell, Lyon, Barry, Clark and Hoskins voted "Aye". The motion passed unanimously.**

**The meeting adjourned at [8:21:10 PM](#)**