

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, July 31, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:42 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, and Andres Paredes. Commissioner Brenda Scheer was excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Eric Daems, Principal Planner; Krissy Gilmore, Principal Planner; Nannette Larsen, Principal Planner; Daniel Echeverria, 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, Weston Clark, Carolynn Hoskins, Andres Paredes, and Sara Urquhart. Staff members in attendance were Nick Norris, Eric Daems, Krissy Gilmore, and Daniel Echeverria.

APPROVAL OF THE JULY 10, 2019, MEETING MINUTES. [5:32:07 PM](#)

MOTION [5:32:14 PM](#)

Commissioner Clark moved to approve the July 10, 2019, meeting minutes. Commissioner Hoskins seconded the motion. Commissioners Paredes, Bell, Barry, Hoskins, Clark and Lyon voted “Aye”. Vice Chairperson Urquhart abstained from voted as she was not present at the said meeting. The motion passed 6-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:32:47 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

REPORT OF THE DIRECTOR [5:32:55 PM](#)

Nick Norris, Planning Director, recognized Clark Ruttinger for his 8-year service on the Planning Commission. He provided a gift from the Planning Division and a letter from the Mayor recognizing his service.

Commissioners thanked Mr. Ruttinger for his service and providing positive insight as a Commissioner.

[5:35:16 PM](#)

ADU at approximately 1978 South Windsor Street - Dwight Yee, representative for property owner, Joseph Wolf, is requesting Conditional Use approval to construct a detached Accessory

Dwelling Unit (ADU) to the rear of the single-family home at 1978 Windsor Street. The property is located in the R-1/7,000 single-family residential zoning district. All ADU's in this zone are required to go through the Conditional Use review process. The subject property is located within Council District 7, represented by Amy Fowler. (Staff contact: Eric Daems at (801) 535-7236 or Eric.daems@slcgov.com) **Case number PLNPCM2019-00312**

Eric Daems, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file).

Dwight Yee, representative for Joseph Wolf, provided further design detail information regarding the proposed ADU.

PUBLIC HEARING [5:39:17 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:

- Siding material to be used

MOTION [5:41:05 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 the Conditional Use for PLNPCM2019-00312 detached ADU- 1978 Windsor Street.

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

[5:43:23 PM](#)

Over-height Fence Special Exception at approximately 1538 South 700 East - Heidi Kramer and Walter Kazmarzyk, the owners of the property at 1538 S 700 E, are requesting approval for a proposed over-height fence. Front yard walls and fences are permitted up to four feet, but extra height can be approved through a Special Exception. The proposed five feet eleven-inch (5'-11") wall would be installed parallel to the front property line and span the width of the lot. The applicant is proposing the fence in order to provide screening from noise and pollution and to provide security, and privacy on the site. The Planning Commission has final decision-making authority for Special Exceptions. The subject property is located in the R-1/5,000 Single Family District and within Council District 5 represented by Erin Mendenhall. (Staff contact: Krissy Gilmore at 801-535- 7780 or Kristina.Gilmore@slcgov.com) **Case number PLNPCM2019-00428**

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 deny the request.

The Commission and Staff discussed the following:

- Width of the sidewalk

Keidi Kramer and Walter Kazmarzyk, applicants, provided further details and presentation regarding proposed project.

The Commission, Staff and Applicant discussed the following:

- How the wall will address the trespassing issues of people walking down driveway
- Whether the area being requested to be fenced will fully enclose the property

PUBLIC HEARING [6:01:13 PM](#)

Chairperson Bachman opened the Public Hearing;

Jordan Horrocks – Provided feedback and raised visibility and safety concerns when exiting his property.

Milli Pichardo – Provided feedback and raised concerns with the removal of trees from the property, as well as preservation of the neighborhood character of 700 East. She also stated her opposition with building a 6-foot wall.

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

The applicant addressed the public concerns.

The Commission, Staff and Applicant discussed the following:

- Width of green buffer on the property to the South
- Clarification on property frontage

MOTION [6:12:45 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 Deny Special Exception request PLNPCM2019-00428 for an over-height fence in the front yard.

Commissioner Clark seconded the motion.

Discussion was made regarding whether there is an acceptable setback that could be appropriate to accommodate the proposed fence. The Commission also discussed the negative precedence of approving an over-height fence in the front yard.

The Commission voted on the motion. Commissioners Paredes, Bell, Barry, Hoskins, Urquhart, Clark and Lyon voted “Aye”. The motion passed.

[6:16:05 PM](#)

MACU Commercial Parking Lot Conditional Use at 1225 South Redwood Rd - The applicant, Shane Sanders with Sanders Associates Architects, representing Mountain America Credit Union, is requesting a Conditional Use Permit to create a commercial parking lot at the address 1225 South Redwood Road. The proposed commercial parking lot will be located to the rear of the primary structure on the site, to the east of the existing parking, and will include 29

new parking stalls. The parking lot will operate on the same lot as a proposed Mountain America Credit Union; the overall number of parking stalls proposed on this site is 39 stalls. The property is in the Corridor Commercial (CC) zoning district and is in Council District 2 and is represented by Andrew Johnston. (Staff contact Nannette Larsen at (801) 535-7645 or Nannette.larsen@slcgov.com) Case number **PLNPCM2019-00424**

Nannette Larsen, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff is recommending the Planning Commission approve the Conditional Use with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- What constitutes a commercial parking lot?
- Whether there is another component in the ordinance to define a commercial parking lot by allowing additional off-street parking through another process

Shane Sanders with Sanders Associates Architects, representing Mountain America Credit Union, provided history on the location and further details with the intent for the proposal.

The Commission, Staff and Applicant discussed the following:

- Clarification on how much of the parcel will have asphalt added to facilitate the commercial parking lot

PUBLIC HEARING [6:27:03 PM](#)

Chairperson Bachman opened the Public Hearing;

Silvio Campos – Raised concerns with storm drainage and buffer between the proposed project and his property.

Florencia Campos – Raised concerns with storm drainage, traffic impacts and lighting facing her property.

Alejandra Malony – Questioned how long the construction will take, hours of operation for construction and type of machinery to be used. She also raised concerns for her pet's safety.

Commissioner Paredes asked Alejandra, if she has heard any comments from surrounding neighbors? She stated they have not heard anything from surrounding neighbors, that they did inform them of the project, but her concern was with her pet.

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

Shane Sanders addressed the public's questions and concerns.

The Commission and Applicant further discussed the following:

- Fencing and materials to be used
- Width of landscape
- Whether the size of the building is roughly the same

- Footage of Eastern portion that's currently dirt
- Lighting and noise
- Whether there will be cameras added to the property
- Clarification on whether there's an alternative to go over the maximum allowed parking spots
- How many employees use parking spaces?
- Whether employees will be charged a rate for parking use
- Clarification on whether the Planned Development section covers parking requirements
- Whether the new parking codes will address similar situations

Nick Norris, Planning Director, provided an exact definition of a Commercial Parking Lot.

FAILED MOTION [6:55:27 PM](#)

Commissioner Clark stated, based on the testimony, plans presented and the following findings, I move that the Planning Commission Deny the Conditional Use request for Mountain America Credit Union Commercial Parking Lot due to the fact that it is not a commercial parking lot, it does not qualify for conditional use consideration for PLNPCM2019-00424.

Commissioner Bell seconded the motion.

Further discussion was made to clarify the motion.

Nathan Shephard, Project Manager Mountain America Credit Union, addressed the Commissions concerns on charging for commercial parking lot use.

SUBSTITUTE MOTION [7:03:50 PM](#)

Commissioner Lyon stated, based on the updated statement made by the applicant and information in the staff report, I move that the Planning Commission approve petition PLNPCM2019-00424, regarding the Mountain America Credit Union Conditional Use with the conditions listed in the staff report.

Commissioner Urquhart seconded the motion. Commissioners Paredes, Barry, Hoskins, Urquhart, and Lyon voted "Aye". Commissioners Bell and Clark voted "Nay". The motion passed 5-2.

WORK SESSION

[7:05:35 PM](#)

Fleet Block Rezone Briefing - A request by the Mayor to amend the zoning for all of the properties located on the "Fleet Block" at approximately 850 South 300 West. The amendment would change the zoning from PL (Public Lands) and CG (General Commercial) to FBUN-3(Form Based Urban Neighborhood-3), a new form-based zone. A form-based zone emphasis placement of buildings on a lot and the form and bulk of buildings. Form and bulk regulations include building height and design standards that are intended to promote more store fronts and

building entrances close to the sidewalk. A public hearing will be scheduled at a later date. The properties are located in Council District 4, represented by Ana Valdemoros. (Staff Contact: Daniel Echeverria at Daniel.echeverria@slcgov.com or 801-535-7165) Case number **PLNPCM2019-00277**

Daniel Echeverria, Senior Planner, briefed the Planning Commission regarding the proposed rezone.

The Commission and Staff discussed the following:

- Mid-rise development height range
- Whether there will be a height limit
- How planning staff defines mid-rise
- Clarification on zoning for properties that are up to 90-feet in height
- Form base code parking standards
- Clarification on whether 85-feet by right will require ground-floor retail and apartments
- Whether it's permitted to have a full office building in the zone
- Building length requirements
- Clarification on why not change the entire CG zone
- Whether the property has a potential to be full townhouse use
- Clarification on what the masterplan calls for in the western portion of the Granary

The meeting adjourned at [7:36:10 PM](#)