

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, December 11, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:34:06 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Adrienne Bell; Vice Chairperson Brenda Scheer; Commissioners Maurine Bachman, Amy Barry, Matt Lyon, Darin Mano, Andres Paredes, and Sara Urquhart. Commissioners Jon Lee, and Sara Urquhart were excused.

Planning Staff members present at the meeting were John Anderson, Planning Manager; Paul Nielson, Attorney; Chris Lee, Principal Planner; Linda Mitchell, 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, Darin Mano, and Brenda Scheer. Staff members in attendance were John Anderson, Linda Mitchell, Nannette Larsen, Daniel Echeverria, and Chris Lee.

APPROVAL OF THE NOVEMBER 13, 2019, MEETING MINUTES. [5:34:18 PM](#)

MOTION [5:34:22 PM](#)

Commissioner Bachman moved to approve the November 13, 2019, meeting minutes. Commissioner Clark seconded the motion. Commissioners Mano, Paredes, Bachman, Barry, Scheer, Clark and Lyon voted “Aye”. Commissioner Hoskins abstained from voting as she was not present for the said meeting. The motion passed 7-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:35:01 PM](#)

Chairperson Bell requested that the Commission respond to attendance requests in a timely manner.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:35:41 PM](#)

John Anderson, Planning Manager, updated the Commission that City Council voted on and approved the rezone in Sugarhouse on 12th East.

[5:37:41 PM](#)

The Planning Commission will hear a presentation by Ted Knowlton from the Wasatch Front Regional Council regarding Wasatch Choices and what it means for Salt Lake City. Wasatch Choice (Wasatch Choice) is the shared regional vision for long-term

transportation investments, development patterns and economic opportunities. It has been built from the ground up through collaboration between cities, towns, and counties across the Greater Wasatch Front, facilitated by Wasatch Front Regional Council and Mountain Land Association of Governments. Overall it answers the questions: what the key quality of life goals we want to achieve together, what are the key strategies to achieve them, and how might we organize those strategies geographically. For the cities that have been involved, Wasatch Choice may also help in keeping broad goals and issues in mind as local decisions are considered.

Ted Knowlton, Wasatch Front Regional Council Deputy Director, provided a presentation.

The Commission and staff discussed the following:

- Where the info can be accessible to the public
- Predictive portion of the Transportation Plan
- Whether Cities along the Wasatch Front are utilizing transportation plans

[6:01:53 PM](#)

942 South 900 East ADU - Andrea Palmer of Modal Living Inc, on behalf of the owner, Kimberlee Lofthouse, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached accessory structure located in the southwest corner of the rear yard of the home located at 942 South 900 East. The ADU will measure approximately 32' wide by 13' 6" inches deep by 11'3" high with square footage of approximately 432'. Salt Lake City Zoning Ordinance section 21A.33.020: Table of Permitted and Conditional uses for Residential Districts, 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 within Council District 5, represented by Erin Mendenhall. (Staff contact: Chris Lee at (801) 535-7706 or christopher.lee@slcgov.com) **Case number PLNPCM2019-00651**

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 approve the petition with condition listed in the staff report.

The Commission and Staff discussed the following:

- Conditional Uses for R-1 Zoning
- Clarification on text in the ordinance that the Commission is to be reviewing

Andrea Palmer, Modal Living representing home owner, provided further information regarding the proposed project.

The Commission, Staff and Applicant discussed the following:

- Clarification as to what degree the units are customizable
- Exterior material type

PUBLIC HEARING [6:11:54 PM](#)

Chairperson Bell opened the Public Hearing;

Darryl High, Co-Chairperson of East Liberty Park Community Council – Stated he’s generally in support of ADU projects but raised the concern with impact on parking noise, density, and walkability issues.

Dave Richards – Raised concerns with the lack of details on documentation that was submitted. Also wanted to know how are building codes and standards verified, enforced, and inspected?

Michelle Dornan – Provided a comment card that Chairperson Bell read raising concerns.

Josh Stewart – Stated his support in adding density to the community.

Kim Lofthouse, property owner – Provided further detail information regarding parking concerns.

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

The applicant addressed the public concerns.

The Commission, Staff and Applicant further discussed the following:

- Whether the models are designed to resist natural disasters
- Clarification on plans and designs
- Discussion regarding previous ADU ordinance regarding alley access
- Current ordinance requirements

MOTION [6:32:30 PM](#)

Commissioner Bachman 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 Conditional Use for an accessory dwelling unit (ADU) at 942 S. 900 E., as presented in petition PLNPCM2019-00651, with the conditions listed in the staff report.

Commissioner Lyon seconded the motion. Commissioners Mano, Hoskins, Bachman, Barry, Scheer, Clark and Lyon voted “Aye”. Commissioner Paredes voted “Nay”. The motion passed 7-1.

[6:34:02 PM](#)

Special Exception for an Over-Height Fence at approximately 762 West 1355 South -

Wayne Gordon, architect representing the property owner, is requesting Special Exception approval for an over-height fence in the front yard of the property located at approximately 762 West 1355 South. The proposed six-foot (6’) high chain-link fence would be along the front property line and driveway approach. By ordinance, fences are limited to four (4) feet in height in the front yard. The applicant is proposing the additional fence height for increased security and crime deterrence, such as trespassing, theft, and vagrancy. The subject property is zoned M-1 (Light Manufacturing) and is located within Council District 2, represented by Andrew Johnston. (Staff Contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com) **Case number PLNPCM2019-00852**

Linda Mitchell, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning deny the Special Request for Special Exception for an over-height fence.

The Commission and Staff discussed the following:

- Clarification on whether this is applicant initiated
- Whether other surrounding properties have fences higher than permitted

Wayne Gordon, Architect and applicant representative, provided further details regarding the petition.

The Commission and Applicant discussed the following:

- Clarification on whether there will be new construction of fence

PUBLIC HEARING [6:44:32 PM](#)

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

The Commission, Staff and Applicant further discussed the following:

- The existence of the fence before and whether the nonconforming status applies
- Front yard setback requirement
- Whether the current existing handicap space in the front yard is allowed

MOTION [6:48:27 PM](#)

Commissioner Scheer 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 (PLNPCM2019-00852) for an over-height fence in the front yard.

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

[6:50:18 PM](#)

Alley Vacation at approximately 740 West 900 South - A request by West End LLC, the applicant and surrounding property owner, for an alley vacation or closure. The alley is located near the address of 740 West 900 South, runs mid-block, east/west, and was previously partially vacated in 1993. The subject alley is surrounded by the M-1 (Light Manufacturing) zoning district and is located within Council District #2, represented by Andrew Johnston. (Staff Contact: Nannette Larsen at (801) 535-7645 or nannette.larsen@slcgov.com) **Case number PLNPCM2019-00813**

Nannette Larsen, 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 favorable recommendation to the Mayor to declare the alley surplus property and for City Council to vacate the alley with the condition listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on condition
- Clarification on why a consolidated property is better than a small property

Max Coreth, applicant, provided further details regarding the proposal.

Ian Percy, representing the applicant, discussed and presented conceptual drawings for the redevelopment of the surrounding property which would include the subject alley.

The Commission, Staff and Applicant discussed the following:

- Clarification on who owns the current vacant properties
- Clarification on why the alley needs to be vacated if there's a requirement for a public use

PUBLIC HEARING [7:02:06 PM](#)

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

MOTION [7:02:47 PM](#)

Commissioner Lyon stated, based on the findings listed in the staff report, I move that the Planning Commission forward a positive recommendation to the Mayor and to the City Council for the petition PLNPCM209-00813 regarding the Cummings Subdivision Alley Vacation, to declare the alley surplus property and to vacate the alley with the condition listed in the staff report.

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

[7:03:56 PM](#)

Fleet Block Zoning Map and Text Amendment - A request by the Mayor to amend the text of the zoning ordinance and amend the zoning map for all of the properties located on the City block known as the "Fleet Block" at approximately 850 S 300 West. The "Fleet Block" is located between 800 and 900 South and 300 and 400 West. The text amendment would create a new zone in the City Zoning Ordinance, titled Form Based Urban Neighborhood 3 (FB-UN3). The map amendment would change the zoning of the properties from PL (Public Lands) and CG (General Commercial) to the FB-UN3 zone. The FB-UN3 zone would apply new design, height, bulk, use, and other development standards to the properties. Related provisions of Title 21A Zoning may be amended as part of this petition. The properties are located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com) **Case number PLNPCM2019-00277**

Daniel Echeverria, 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:

- Whether row-houses are strictly residential

- Whether a lobby would qualify as public access
- Parking
- Whether there is a maximum parking allowance
- Clarification on where the midblock walkway falls in the master plan
- Whether the midway walkway is strictly pedestrian access only
- Whether there are other strategies that encourage different types of development, structures, buildings, or uses other than a 200-foot length restriction
- Clarification on the process for a petition of this nature

PUBLIC HEARING [7:28:14 PM](#)

Chairperson Bell opened the Public Hearing;

Daniel Stephens – Raised concern with the restrictions of retail space, door spacing, and material type requirements.

Joshua Stewart – Provided a few slides of examples and suggestions to break up the block with new roads and pedestrian paths through the block. Would like to see a plan for breaking up the block.

Tim Dwyer – Provided a comment card that was read by Chairperson Bell stating his opposition related to the lack of parking requirements in the proposed zoning. Owns a business in the area and already sees a lack of parking in the area.

Chris DeMuir – Spoke about concerns with the ground floor of buildings, including that the doesn't want to see parking garages, lobbies, and weight rooms on the first floor and would like to see something more interesting on the ground floor. Liked the idea of requiring commercial on the ground floor and opposed to rowhomes with regard to ground floor activity.

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

The Commission, Staff and Applicant further discussed the following:

- Whether there is anything in the zoning ordinance that can restrict lot sizes or require midblock walkways or roadways
- Whether there can be a maximum block size for subdivisions
- Clarification as to whether staff considered maximum square footage for lots
- Clarification on whether the new ordinances would restrict and limit rehabilitation to existing buildings

Discussion was made within the Commission regarding possible conditions.

MOTION [7:58:08 PM](#)

Commissioner Bachman 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 recommend that the City Council approve the proposed amendments, PLNPCM2019-00277 Fleet Block Zoning Amendments with the additional following considerations:

1. To limit the size of the lots;
2. Require frontage on rights of way or streets;
3. Require the midblock walkways but allow them to be flexible in location;
4. Limit the size of surface parking lots.

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

The meeting adjourned at [8:02:36 PM](#)