

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, January 8, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:35:06 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,Carolynn Hoskins, Matt Lyon, Darin Mano, Andres Paredes, and Sara Urquhart. Commissioner Lee was excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Lauren Parisi, Principal Planner; Mayara Lima, Principal Planner; Eric Daems, 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, Carolynn Hoskins, Brenda Scheer and Sara Urquhart. Staff members in attendance were Nick Norris, and Mayara Lima.

APPROVAL OF THE DECEMBER 11, 2019, MEETING MINUTES. [5:35:15 PM](#)

MOTION [5:35:25 PM](#)

Commissioner Bachman moved to approve the minutes from December 11, 2019. Commissioner Scheer seconded the motion. Commissioners Paredes, Lyon, Barry, Hoskins, Bachman, Scheer and Mano voted “Aye”. Commissioner Urquhart abstained from voting. The motion passed 7-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:36:00 PM](#)

Chairperson Bell informed the Commission that Weston Clark resigned from the Planning Commission due to his employment to the City.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:36:27 PM](#)

Nick Norris, Planning Director, provided the Commission with updates: First, being that the Third District Court issued their decision on the City vs. the State regarding the inland port and unfortunately the court granted the State summary judgement. Second, he informed the Commission that by City Ordinance, staff is required to do an annual report on ADU's and that it will be coming in the near future.

[5:39:51 PM](#)

Conditional Use for ADU 2651 S. Imperial Street - Andrea Palmer, representing the property owner and Modal Living, is requesting Conditional Use approval for a 432-square foot accessory dwelling unit (ADU) to be located to the back-northeast corner of the property at approximately

at 2651 S. Imperial Street. The property zoned R-1/7,000 (Single-Family Residential), where ADUs must be processed as a conditional use. The property is located within District 7, represented by Amy Fowler. (Staff contact: Lauren Parisi at (801) 535-7226 or lauren.parisi@slcgov.com) **Case number PLNPCM2019-00999**

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 petition with the general conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on access to the ADU

Andrea Palmer with Modal Living, representing the applicant, provided a presentation with design details.

PUBLIC HEARING [5:48:57 PM](#)

Chairperson Bell opened the Public Hearing;

Judy Short, Land Use Chair for Sugar House Community Council – Stated that the community council reviewed the project and that it was difficult to review. She also raised concerns with parking and access to the ADU. She stated the community council is not enthusiastic but there's no reason to decline the application.

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

The Commission, Staff and Applicant further discussed the following:

- Clarification on parking ordinance
- Rendering that doesn't match the site plan

MOTION [5:54:06 PM](#)

Commissioner Urquhart 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 PLNPCM2019-00999 for the Detached Accessory Dwelling Unit Conditional Use with the conditions listed in the Staff Report.

Commissioner Scheer seconded the motion. Commissioners Mano, Urquhart, Scheer, Bachman, Hoskins, Barry, Lyon, Paredes. The motion passed unanimously.

[5:55:05 PM](#)

Zoning Map Amendment at approximately 1172 E Chandler Dr - Bruce Baird, representing the property owner, is requesting a Zoning Map Amendment to rezone the property at the above listed address from OS Open Space to FR-3/12,000 Foothills Residential. The intent of the rezone is to match the zoning of the property to the east, which is under the same ownership, in order to allow residential accessory uses on the property after the two lots are combined. The subject property is located within Council District 3, represented by Chris Wharton. (Staff

contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case number PLNPCM2019-00795**

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 conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on whether the new zone allow for fences
- Whether the current zone allows for fences
- Clarification on setback requirements
- Types of structures allowed to be built on the property
- Whether there is a size limitation on allowed accessory building and what the limitations are
- Clarification on whether a guest house would be different from an ADU in any other zone

Bruce Baird, representing the applicant, provided further details regarding the history of the zone in that space.

PUBLIC HEARING [6:07:05 PM](#)

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

The Commission and Applicant further discussed the following:

- Clarification regarding subject to condition that there's a subdivision application
- Whether combining the lots will allow for a larger development

MOTION [6:08:47 PM](#)

Commissioner Hoskins 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 Planning Commission recommend that the City Council approve the proposed zoning map amendment, as presented in petition PLNPCM2019-00795, with the conditions listed in the staff report.

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

[6:10:30 PM](#)

Cleveland Court at approximately 1430 S 400 E - Cleveland Court LLC, property owner, is requesting approval from the City to develop a 7-unit rowhouse at the property located at approximately 1430 S 400 E. This project requires the following applications:

- a. Master Plan Amendment - The future land use map in the Central Community Master Plan designates the property as "Low Density Residential". The petitioner is requesting to amend the future land use map for the parcel to "Medium Density Residential". **Case number PLNPCM2019-00189;**
- b. Zoning Map Amendment - The property is currently zoned RMF-35 Moderate Density Multi-Family Residential, which would permit a 5-unit multifamily development on the lot. The petitioner is requesting to amend the zoning map designation to FB-UN1 Form Based Urban Neighborhood. Form based districts are intended to focus primarily on form, scale, placement, and orientation of buildings rather than density. **Case number PLNPCM2019-00190;**
- c. Planned Development – The applicant is requesting modifications to the FB-UN1 building regulations allowing for reduced setbacks in front and rear yards and a reduced setback for an attached garage. **Case number PLNSUB2019-00934.**

The subject property is located within City Council District 5, Currently vacant (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com)

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 regarding petitions PLNPCM2019-001189 & PLNPCM2019-00190 and approve petition PLNSUB2019-00934.

The Commission and Staff discussed the following:

- Clarification as to how density is determined
- How levels of density are defined in the current zone
- Clarification as to history of the zone

Peter Corroon, representing the applicant, provided further design details.

The Commission, Staff and Applicant discussed the following:

- Possibility of slope roof
- Door entrance features
- Suggestions on door entrance placement were given
- Pedestrian engagement
- Clarification if there is access to building on 4th East
- Landscaping

PUBLIC HEARING [6:34:46 PM](#)

Chairperson Bell opened the Public Hearing;

Leonard Braus – Stated his opposition with having an apartment building next to his home. He also raised concern regarding noise, light pollution and parking.

Don Kimball – Raised concern regarding power lines and poles location.

Ben Petersen – Raised concern with narrow street and parking. He also stated he feels the building alienates the community with the current proposed entry placement.

Zachary Oussault – Stated his support with the proposal.

George Chapman – Stated his opposition in the proposal and raised concern with parking.

Josh Newton – Stated his opposition. Raised concern with setbacks, street dimensions on Cleveland and parking issues.

Eric Miller – Raised concerns with parking and snow plowing.

Jason Robichaud – Stated his opposition. Raised concern with the recycling program and location of dumpster pick up.

Ken Rozema – Stated his opposition. Raised concerns with parking, and noise.

Matthew Bainsmith – Stated his opposition. Raised concern with character of the building, traffic, noise pollution and parking.

Danielle Bainsmith – Did not wish to speak. Chairperson Bell read from comment card stating opposition and concerns with parking.

Paul Corrigan – Did not wish to speak. Chairperson Bell read from a comment card stating opposition regarding character of the neighborhood.

Charlene Kimball – Did not wish to speak. Chairperson Bell read from comment card stating concerns regarding the narrow street and alley creating traffic problems.

Amanda Rupke – Raised concern regarding the narrow space on the road.

Ryan Wackerly – Raised concern regarding potential major parking problem.

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

The Commission, Staff and Applicant further discussed the following:

- Clarification on lack of park strip on sidewalk on Cleveland
- Confirmation that the current zoning allows 5 units and setbacks
- Clarification to setback in RMF-35
- Clarification on setback request
- Recycling dumpsters, power lines and location of utility box

- Public transportation
- Whether it's the intention of the City to use the zone in other locations
- Whether the FBUN-1 zone has similar landscape requirements as RMF-35
- Clarification on whether there could still be a planned development process and still be looking at the setback changes if there weren't 2 new units
- Location of the driveways

Discussion was made regarding the courtyard and the public's concerns with the feeling of being excluded.

The Commission and Applicant further discussed the following:

- Whether a row house without the courtyard was considered
- Clarification on whether the conditions listed in the staff report meet concerns with lack of neighborhood engagement

MOTION [7:38:25 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 they Planning Commission recommend that the City Council approve the proposed master plan amendment, as presented in petition PLNPCM2019-00189.

Additionally, I move that the Planning Commission recommend that they City Council approve the proposed zoning map amendment, as presented in petition PLNPCM2019-00190.

And lastly, I move that the Planning Commission approve the proposed planned development, as presented in petition PLNSUB2019-00934, with the conditions listed in the staff report.

Commission Lyon seconded to all three parts of the motion.

Starting first with PLNPCM201-00189, Commissioners Lyon, Barry, Hoskins, Bachman, Scheer, Urquhart and Mano voted "Aye". Commissioner Paredes voted "Nay". The motion passed 7-1.

As to petition PLNPCM2019-00190, Commissioners Mano, Urquhart, Scheer, Bachman, Hoskins, Barry, Lyon and Paredes. The motion passed unanimously.

As to petition PLNSUB2019-00934, Commissioners Lyon, Barry, Hoskin, Bachman, Urquhart and Mano voted "Aye". Commissioners Paredes and Scheer voted "Nay". The motion passed 6-2.

[7:45:08 PM](#)

Off-Street Parking Chapter Ordinance Revision - A public hearing was held in regard to the proposed revisions to the off-street parking chapter of the zoning ordinance. The parking chapter determines how much parking is required for each land use, where the parking can be located, bicycle parking requirements, and other similar requirements. The proposed amendments seek to:

- a. Update parking requirements to better reflect current market demand in the City based on community feedback, City master plans, and planning best practices;
- b. Simplify confusing parking regulations that are difficult for property owners to understand and use significant staff resource to interpret and administer;
- c. Address technical issues that have been identified through the day to day administration of the parking chapter;
- d. Establish a framework that allows for a parking ordinance that can be responsive to the changing dynamics of Salt Lake City's development patterns.

(Staff contact: Eric Daems at (801) 535-7236 or eric.daems@slcgov.com) **Case number PLNPCM2017-00753**

Eric Daems, 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 positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Whether the map will have to be periodically updated
- Clarification on schedule for parking study
- What the maximum of the general context zone is
- Whether reducing the parking would discourage neighborhood from accepting affordable housing
- Clarification if there is additional reductions for affordable housing besides this one
- Whether general contract includes the street parking in front of a property
- How this changes the accessory dwelling units
- Whether staff considered making modifications for number of bedrooms for units

PUBLIC HEARING [8:20:04 PM](#)

Chairperson Bell opened the Public Hearing;

Judi Short, Land Use Chair for Sugar House Community Council – Raised concern that several of the proposed parking minimums were too low. She was please the proposal fulfills many master plan objectives and the proposed parking alternatives. She stated she would like to see parking authority added to the revision.

Lynn Schwarz – Stated the Sugar House business district should not be an example of urban context as some of the proposed parking minimums are too low.

George Chapman – Requested the Commission not close the public hearing and believes there should be a lot more public comments and not to approve this until there is additional public outreach. Stated that parking minimums for some uses were too low.

Cindy Cromer – Stated why she feels this project is still important. One is that the biggest obstacle to compatible infill is the need to store the cars. Secondly, the space required for storing cars reduces the potential density for housing. Third, developments thrive or fail based on the perceived availability of parking.

Zachary Dussault – Stated there is no public policy more damaging to the structure of cities than mandatory off-street parking limits and stated his support of the ordinance change.

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

The Commission and Staff further discussed the following:

- Whether anything in the ordinance preclude the creation of parking authority in Sugar House or anywhere else in the City
- Clarification on public engagement process
- Additional detail on parking requirements
- Outreach steps that were taken for the business community and development community
- Clarification on future reviews of the ordinance
- Clarification on on-street parking

MOTION [8:47:05 PM](#)

Commissioner Lyon 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 recommends approval of the Ordinance Amendment petition for PLNPCM2017-00753 off-street parking, mobility, and loading with the condition listed in the staff report.

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

The meeting adjourned at [8:48:18 PM](#)