

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, February 12, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:15 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, Jon Lee, Matt Lyon, Andres Paredes, and Sara Urquhart.

Planning Staff members present at the meeting were Molly Robinson, Planning Manager; Paul Nielson, Attorney; Amy Thompson, Senior Planner; Kelsey Lindquist, Senior Planner; Sara Javoronok, Senior Planner; David Gellner, 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, Brenda Scheer, and Sara Urquhart. Staff members in attendance were; Molly Robinson, Kelsey Lindquist, and David Gellner.

- **660 S 200 E:** Staff reviewed the request.
Q: Change of use?
A: Building code requirements for occupancy

- **900 E 200 S:** Staff reviewed the request.
Q: Are seismic upgrades required for single family homes?
Q: Why is this not a LHD?

- **355 S 200 W:** Staff reviewed the request.
Q: Where's the mid-block walkway?
A: North side of property along ramp to Broadway lofts parking.

APPROVAL OF THE JANUARY 22, 2020, MEETING MINUTES. [5:34:30 PM](#)

MOTION [5:34:36 PM](#)

Commissioner Bachman moved to approve the January 22, 2020, meeting minutes. Commissioner Scheer seconded the motion. Commissioners Paredes, Urquhart, Lyon, Barry, Scheer, Lee, and Bachman voted "Aye". Commissioner Hoskins abstained from voted as she was not present during the said meeting. The motion passed 6-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:35:12 PM](#)

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:35:20 PM](#)

Molly Robinson, Planning Manager, suggested that the Commission move the changes to planning Commission Policies and Procedures to the end of the meeting.

[5:37:14 PM](#)

Planned Development Extension Request at approximately 563 & 567 East 600 South - Kristen Clifford, the consultant who represents the property owner, is requesting the Planning grant a one-year time extension on approval of a Planned Development at approximately 563 E. 600 S. The Commission originally granted approval for this project on March 28, 2018 and granted one extension of that approval that will expire March 28, 2020. (Staff Contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com) **Case number PLNSUB2017-00297**

Amy Thompson, Senior Planner, provided a brief overview of the request for a one-year time extension.

The Commission and Staff discussed the following:

- What has caused the delay

MOTION [5:38:32 PM](#)

Commissioner Urquhart stated, I move to grant the one-year time extension. Commissioners Hoskins seconded the motion. Commissioners Paredes, Urquhart, Lyon, Barry, Scheer, Lee, Hoskins and Bachman voted “Aye”. The motion passed unanimously.

[5:41:04 PM](#)

Zoning Map and Master Plan Amendment for 159 S. Lincoln, 949 E., 955 E., 959 E., 963 E. 200 S. - Graham Gilbert, on behalf of the property owners, is requesting to amend the Central Community Future Land Use Map and the Zoning Map. The request includes an amendment to the Central Community Future Land Use Map from Low Density Residential (1-15 dwelling units per acre) to Medium Density Residential (15-30 dwelling units per acre). The applicant is requesting to amend the Zoning Map for these properties from R-2 (Single and Two-Family Residential) to RMF-35 (Moderate Density Multi-Family Residential). The master plan and zoning map amendments are requested to allow more residential housing units than what is currently allowed. The subject property is located within District 4, represented by Ana Valdemoros. (Staff Contact: Kelsey Lindquist at (801) 535-7930 or kelsey.lindquist@slcgov.com) **Case Numbers PLNPCM2019-00683 and PLNPCM2019-00684**

Kelsey Lindquist, Senior 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 negative recommendation to the City Council.

Chia-ih-Hui, applicant, provided a presentation with further detailed information.

The Commission, Staff and Applicant discussed the following:

- Whether there was a seismic report that could be provided to the Commission
- Clarification on what is up for consideration
- Clarification on why this site is more appropriately zoned as RMF-35 than R-2 as is now
- What the height limit is for the R-2 zone is
- Clarification on what can be built in the R-2 zone by right

PUBLIC HEARING [6:04:16 PM](#)

Chairperson Bell opened the Public Hearing;

Esther Hunter, Chairperson for the East Central Community Council, stated there was over 700 electronic responses from the community survey as for as impacts. She also stated that this area is significant to the neighborhood and it would have significant impact to change from the R-2.

Mark Bunce – Stated his opposition of the request. He also stated that there are several people in the neighborhood that have had to make large investments for upgrades and maintenance and believes there are housing developers who are willing to purchase the homes and rehab them to a high contemporary standard in a great neighborhood like this.

DeGinna Toyn – Was not present to speak but provided a comment card to state her opposition.

Paul Toyn – Was not present to speak but provided a comment card to state his opposition.

Monica Hilding – Stated she personally collected almost 300 signatures on a petition that is included in the staff report. She also stated her opposition.

Madison Limansky – Stated her opposition of the request and stated from her prospective the owners don't care about the safety, cleanliness, and quality of life in the neighborhood.

Ann O'Connell – Did not wish to speak but provided a comment card to state her opposition.

Howard Brough – Did not wish to speak but provided a comment card to state his opposition.

Tom Dickman – Questioned where the current residents will go if this request is approved.

Kathy Scott – Did not wish to speak but provided a comment card to state her opposition.

Peg Alderman - Did not wish to speak but provided a comment card to state her opposition.

Maha Barrani - Did not wish to speak but provided a comment card to state opposition.

Anny Lefebvre – Stated she does not believe the proposed zoning is compatible with the neighboring properties. Stated her opposition to the request.

Christy Porucznik – Stated she supports the staff recommendation and oppose the rezoning on 2nd South.

Morgan Galbraith – Stated his opposition to the request.

Keenan Wells – Stated his opposition to the request.

Irina Zaletnaya – Read from the State Historic Preservation office files of the said structures.

Melissa Hubbell – Stated her opposition of the request. She also stated parking is an issue as it is.

Tim Funk – Stated that the project if approved, could mean that the loss of affordable housing and the loss of current residents.

Jen Colby – Stated her opposition to the request.

Rich Wilcox - Did not wish to speak but provided a comment card to state his opposition.

Arthur Sangack – Stated his opposition to the request.

John Hunt - Did not wish to speak but provided a comment card to state his opposition.

Cindy Cromer – Stated owners control of multiple continuous properties is not a consideration, the central community has precipitated more neighborhood plans and small area plans than any other part of the city. She also stated that in addition to the volume and consistency of the master plan the decision of previous planning commissions and city council's in this neighborhood should inform your own deliberations.

Zachary Dussault – Stated his support of the request.

Anne Beck - Did not wish to speak but provided a comment card to state her opposition.

Brad Beck - Did not wish to speak but provided a comment card to state his opposition.

James Wells - Did not wish to speak but provided a comment card to state his opposition.

Brent Barnett – Stated his opposition of the request. He also stated that it is important that the neighborhood retain its historic character and that government incentives allow homes contributing to the character of this neighborhood a full refund of 40% of construction cost.

Melinda Main – Stated that there would be too much vehicle congestion in the area and shared her opposition.

Scot Andrews – Stated his support and stated it will improve and stabilize the neighborhood and increase values for everyone.

Keven and Karla Jensen – Stated their support in the project and believe it would have distinct advantages.

Cory Cummings – Stated that this is not the solution in Salt Lake City and opposed the request.

Angela Jensen – Provided some history of the property.

Wayne Sander – Stated that government housing that has been abandoned can be used for the City.

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

The Commission, Staff and Applicant further discussed the following:

- Clarified the Central Community Future Land Use Map
- Clarification on what the intent was with the Future Land Use Map and why certain areas show medium and high-density zoning
- Discussed the goals of the 5 Year Housing Plan and how staff is prioritizing the goals
- Discussed the National Historic District and the potential expansion of the University Local Historic District
- Clarification on what could be built by right on the properties

MOTION [7:09:54 PM](#)

Commissioner Lyon stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission recommend that the City Council deny the proposed Zoning and Master Plan Amendment, PLNPCM2019-00683 and PLNPCM2019-00684, for the properties located at 159 S. Lincoln, 949 E., 955 E., 959 E., and 963 E. 200 S., proposed zoning map amendment from R-2 (Single and Two-Family Residential) district to RMF-35 (Moderate Density Multi-Family Residential) district and the requested master plan amendment from Low Density Residential to Medium Density Residential.

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

[7:11:53 PM](#)

The Commission took a short recess

[7:18:55 PM](#)

The Revival Design Review at approximately 355 South 200 West - A request by Matt Krambule of PEG Development, representing 4th South Associates LLC and SLHB B Investors, LLC for Design Review for additional height at approximately 355 South 200 West. The proposed residential mixed-use project, to be known as the Revival, consists of 5 stories of residential units above 2.5 stories of parking, with a retail component on the ground floor. A midblock walkway will run east-west along the north property line. The proposed height of the building is 89 feet and 10 inches. In the D-3 zone, buildings located between corner properties have a permitted height of 75 feet. Buildings taller than 75 feet but less than 90 feet in may be authorized through the Design Review process. The property is zoned D-3 (Warehouse/Residential District) and is located in Council District 4, represented by Ana Valdemoros. (Staff Contact: Laura Bandara at (801) 535-6188 or laura.bandara@slcgov.com) **Case number PLNPCM2019-00640**

Kelsey Lindquist, Senior Planner, represented Laura Bandara in her absence. Kelsey 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.

Matt Krambule and Brian Mecham, applicants, provided a presentation with further design details.

PUBLIC HEARING [7:33:10 PM](#)

Chairperson Bell opened the Public Hearing;

Curt Lund – Stated his opposition of the proposal. He stated the proposal would affect his business.

Vladimir Acosta – Provided a comment card in opposition of the petition but did not wish to speak.

Zachary Dussault – Stated his support of the height variance, his only concern is with the number of parking spots being provided.

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

The applicants addressed the public concerns.

The Commission, Staff and Applicants further discussed the following:

- Whether the applicant has planned out how to minimize impact on the adjacent property

- Design and material details
- Clarification on standards that would address the impacts to neighboring properties

MOTION [7:49:27 PM](#)

Commissioner Scheer stated, based on the analysis and findings listed in the staff report, information presented, and the input received during the public hearing, I move that the Planning Commission approve the Design Review request for additional height (PLNPCM2019-00640) for the project located at approximately 355 South 200 West. The recommendation is based on the conditions of approval listed in the staff report and final details regarding the conditions of approval are delegated to Planning Staff.

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

[7:50:48 PM](#)

Street Vacation at approximately 800 N and Warm Springs Rd - A request for street vacation by Mark Greenwood of Granite Construction for vacation of a section of the 800 North right-of-way that is adjacent to a former overpass from 800 West over I-15 to Warm Springs Road. The approximate area of the street vacation is 1.3 acres. The subject property is located in a M-1 (Light Manufacturing) zoning district and is located in Council District #3 represented by Chris Wharton. (Staff Contact: Sara Javoronok at (801) 535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2019-00824**

Sara Javoronok, Senior 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 condition regarding public utility easement.

The Commission and Staff discussed the following:

- Clarification on whether the applicant intends to use this portion of the street

PUBLIC HEARING [7:54:59 PM](#)

Chairperson Bell opened the Public Hearing;

Lynn Wall, property owner to the South – stated his support of the request

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

MOTION [7:56:19 PM](#)

Commissioner Scheer 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 forward a positive recommendation to City Council for the request to vacate this section of 800 North right-of-way from I-15 to Warm Springs Road subject to the following condition:

1. **The city shall record a public utility easement in the vacated area at the time of disposition.**

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

[7:57:19 PM](#)

Conditional Use for an ADU at approximately 1083 S Blair - A request by Tom Candee of Brach Design on behalf of the property owner, Heather Flanders, for a detached accessory dwelling unit located

at approximately 1083 S Blair Street. The ADU would have an approximately 459 square feet footprint with a 186 square foot lofted area for a total of 645 square feet. The building height would not exceed 17 feet. The subject property is located in an R-1/5,000 single family residential zoning district and is located in Council District 5, represented by Darin Mano. (Staff Contact: Sara Javoronok at (801) 535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2019-01051**

Sara Javoronok, Senior 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 condition if the applicant comply with the registration process.

The Commission and Staff discussed the following:

- Clarification with the public comments received
- Parking space for the ADU

David Brach, applicant, provided further design details.

PUBLIC HEARING [8:02:17 PM](#)

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated his support in the project for more housing.

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

MOTION [8:02:56 PM](#)

Commissioner Urquhart 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 1083 S. Blair St., as presented in petition PLNPCM2019-01051 with the conditions listed in the staff report.

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

[8:04:12 PM](#)

Conditional Use Sacred Circle Group Recovery Home - Sacred Circle Healthcare is requesting Conditional Use approval for a new medical detoxification/recovery facility to be located on the first floor in their existing building at 660 South 200 East in the D-2 – Downtown Support zoning district. The proposed use will consist of a 14-bed in-patient facility with 24-hour supervision and security and counseling and medical services provided by a multi-disciplinary team. The facility is classified as a Dwelling - Large Group Home and is allowed as a Conditional Use in the D-2 zoning district. The property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2019-01012**

David Gellner, 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 proposed Conditional Use.

The Commission and Staff discussed the following:

- Clarification on concept of the group home
- Whether there is relation from homeless resource center and a recovery group home

Josh Anderson and Matt Judd, applicants, provided further details.

The Commission, Staff and Applicant discussed the following:

- Clarification on overnight stay
- Clarification on how people get recruited to the facility
- Whether there is an emergency department in the facility
- Clarification on how the treatment plans work
- Length of the treatment program
- Whether there is follow up care after discharge
- Entrance to the facility
- Clarification on personnel working in the facility
- Clarification on whether the facility serves the community or anyone from the Salt Lake area

PUBLIC HEARING [8:18:07 PM](#)

Chairperson Bell opened the Public Hearing;

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

MOTION [8:18:56 PM](#)

Commissioner Lyon stated, based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the requested Conditional Use application PLNPCM2019-01012 - Conditional Use for the Sacred Circle Medical Recovery Facility subject to the conditions listed in the staff report.

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

[8:19:52 PM](#)

700 North Zoning Map Amendment - 3 Properties - R-1/5000 to CB - Property owners Anna Tran and Hoc Van Do are requesting that the City amend the zoning map for three (3) properties located at 1616 W 700 N, 1632 W 700 N and 1640 W 700 N respectively. The properties currently contain individual single-family dwellings, one on each property. The applicants are requesting to change the zoning map designation of the properties from R-1/5000 (Single-Family Residential) to CB (Community Business) in order to consolidate the parcels and develop a commercial use on the site. No specific site development proposal has been submitted at this time. The Master Plan is not being changed. The properties are located within Council District 1, represented by James Rogers. (Staff Contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2019-00923**

[8:20:03 PM](#)

Vice Chairperson Brenda Scheer requested that case number PLNPCM2019-00923 & PLNPCM2019-00986 be combined in terms of staff presentation because they are so close to each other and are nearly the same.

1612 West 700 North Zoning Map Amendment - R-1/5000 to CB - Salt Lake City has received a request from property owner Bethany Christensen requesting that the City amend the zoning map for her property located at 1612 W 700 N. The property currently contains an individual single-family dwelling. The applicant is requesting to change the zoning map designation of the property from R-1/5000 (Single-Family Residential) to CB (Community Business). No specific site development proposal has been submitted at this time. The Master Plan is not being changed. The property is located within Council District 1, represented by James Rogers. (Staff Contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2019-00986**

David Gellner, Principal Planner, reviewed the petitions 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 for both PLNPCM2019-00923 & PLNPCM2019-00986.

The Commission and Staff discussed the following:

- Parking clarification
- Provisions in a CB zone for a rear yard buffer
- Whether there is a requirement for a primary street entrance

Hoc Van Do and Bethany Christensen, applicants, provided further details.

PUBLIC HEARING [8:32:54 PM](#)

Chairperson Bell opened the Public Hearing;

Cindy Cromer – Stated it makes no sense if the future land use is proposed for commercial to require property owners to pay into dysfunctional housing mitigation ordinance that generates sometimes negative numbers.

Zachary Dussault – Stated his support for the proposal.

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

The Commission, Staff and Applicant further discussed the following:

- Housing mitigation

MOTION [8:36:58 PM](#)

Commissioner Barry stated, based on the findings and analysis in the staff report, testimony and discussion at the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed zoning map amendment file PLNPCM2019-00923 & PLNPCM2019-00986 for the properties located at 1616 West 700 North, 1632 West 700 North, 1640 West 700 North, and 1612 West 700 North respectively. Proposed zone change from the R-1/5,000 Single family residential zoning district to the CB Community Business zoning district.

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

[8:38:58 PM](#)

Changes to Planning Commission Policies and Procedures – The Planning Director is requesting the Planning Commission amend their rules of procedure to include Consent agenda matters. The Planning Commission may consider what types of petitions may be reviewed in a Consent agenda. This may include administrative petitions where the Planning Commission is the decision-making authority.

Molly Robinson, Planning Manager, provided a brief overview with the purpose of discussing changes to the Planning Commission policies and procedures.

The Commission and Staff discussed examples of items that would be heard on a consent agenda. They concluded reviewing the possibility of a consent agenda at a later meeting.

The meeting adjourned at [9:04:57 PM](#)