

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, February 26, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:25 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 Amy Barry,Carolynn Hoskins, Jon Lee, Matt Lyon, and Sara Urquhart. Commissioners Maurine Bachman and Andres Paredes were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Kelsey Lindquist, Senior Planner; Eric Daems, Senior Planner; Linda Mitchell, Principal Planner; Nannette Larsen, Principal Planner; Mayara Lima, Principal Planner; Marlene Rankins, Administrative Secretary; and Rosa Jimenez, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were; Brenda Scheer, and Sara Urquhart. Staff members in attendance were Nick Norris, Kelsey Lindquist, Eric Daems, Linda Mitchell, and Nannette Larsen.

APPROVAL OF THE FEBRUARY 12, 2020, MEETING MINUTES. [5:33:43 PM](#)

MOTION [5:33:49 PM](#)

Commissioner Urquhart moved to approve the February 12, 2020, meeting minutes. Commissioner Lee seconded the motion. Commissioners Lyon, Urquhart, Hoskins, Scheer, Barry and Lee voted “Aye”. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:34:18 PM](#)

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated that she will be giving a lecture on the Salt Lake City Earliest Plat on March 19th,2020 at the Leonardo.

REPORT OF THE DIRECTOR [5:35:07 PM](#)

Nick Norris, Planning Director, updated the Commission on new staff that have joined the Planning Division and upcoming agendas. He also advised that the Planning Division is expecting a new Planning Commissioner in the next few weeks.

[5:38:46 PM](#)

ADU at approximately 1712 South 1000 East - Andrea Palmer, Modal Living and property owner representative, is requesting Conditional Use approval for a 432 square foot accessory dwelling unit (ADU) to be located to the west of the property located at 1712 S. 1000 E. The property is zoned R-1/5000 (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: Kelsey Lindquist at (801) 535-7930 or Kelsey.lindquist@slcgov.com) **Case number PLNPCM2019-00652**

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 approve the Conditional Use with the condition listed in the staff report.

The Commission and Staff discussed the following:

- That it would have been good to have photo's showing the alley in the staff report and showing the existing rear detached structures
- Clarification on what the ordinance states regarding the size of the ADU and lot size
- Coverage restrictions in the R-1/5000

Andrea Palmer, Modal Living and Ian Kaplan, architect, was available for questions from the Commission.

The Commission and Applicant discussed the following:

- Whether the ADU can have a parking spot that is accessible from the alley

PUBLIC HEARING [5:45:22 PM](#)

Chairperson Bell opened the Public Hearing;

Judi Short, Land Use Chairperson for the Sugar House Community Council – Stated the lot is only 4700 feet and that's what makes it feel so tight. The Community Council would like to see better drawings.

Lynn Schwartz, Sugar House Community Council – Stated this is a very small lot and the ADU will make it feel very crowded.

Joann Sandergaard – Stated she thinks it's a safety hazard to put a unit behind the house and have them park in front of the house. She also raised concern with parking.

Jackson Wirley – Stated his support of the ADU.

Zachary Dussault – Stated he believes the ADU meets the standard and increases housing.

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

The Commission, Staff and Applicant further discussed the following:

- Whether a parallel parking space is allowed off the alley
- Clarification on whether there is a restriction by law to provide a parking space
- Clarification on whether the owner of the property was renting out the basement of his home
- Whether the homeowner is amendable to move the ADU slightly to the East to allow for a parallel parking

MOTION [6:01:02 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 approve petition PLNPCM2020-00012 with the following conditions:

- 1. The applicant shall comply with the registration process outlined in section 21A.40.200.F of the Salt Lake City zoning ordinance**

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

[6:02:05 PM](#)

Conditional Use for ADU at approximately 1039 W Briarcliff - A request by Andrea Palmer of Modal Living on behalf of the property owner, Erick Chuy, for a detached accessory dwelling unit located at approximately 1039 W Briarcliff Ave. The ADU would have an approximately 432 square feet footprint and be located in the rear yard of the main home. The subject property is located in an R-1/7,000 single-family residential zoning district and is located in Council District 1, represented by James Rogers. (Staff Contact: Eric Daems at (801) 535-7236 or eric.daems@slcgov.com) **PLNPCM2019-00992**

Eric Daems, Senior 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 Conditional Use for an ADU.

The Commission and Staff discussed the following:

- Clarification on access to the ADU

Andrea Palmer, Modal Living, applicant, address the access to the ADU. She was also available for further questions.

The Commission, Staff and Applicant discussed the following:

- Clarification on parking
- Whether there was a plan for a walkway for the ADU
- Clarification on whether there was going to be a fence restricting access to the ADU

PUBLIC HEARING [6:07:35 PM](#)

Chairperson Bell opened the Public Hearing;

Eddie Jones?? – Stated the owner of the property continuously rents out rooms in his home and raised concern with on and off-street parking.

Suzanne O'Connor – Stated the homeowner sub-rents the property and raised concern with parking.

John Napier – Raised concern with parking and limited street space.

Zachary Dussault – Stated his support of the request.

Elaine Wyckoff – Stated that the property owner consistently rents out rooms from the property and raised concerns with parking.

Hagan Osboba – Stated his support of the request.

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

The Commission and Staff further discussed the following:

- Clarification on the owner occupancy requirements under the ADU ordinance
- Clarification on the on-street parking space shown on the site plans
- Clarification on whether the parking space is located in front of someone's driveway
- Entrance to the ADU and where it's located
- Whether the driveway is a shared driveway
- Whether there was a survey done and provided

MOTION [6:36:23 PM](#)

Commissioner Lyon stated, based on the information in the staff report, the information presented, the input received during the public hearing, I move that the Planning Commission approve PLNPCM2019-00992 Conditional Use permit for Briarcliff ADU with the conditions in the staff report and additional conditions:

1. The on-street parking stall that is proposed in the site plan be removed, and move to a location that is compliant with the parking ordinance,
2. And that a clearly defined walkway and access route for the ADU is provided on the site plan

With approval designated to staff.

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

[6:39:02 PM](#)

Conditional Use for ADU at approximately 235 E Hubbard - Andrea Palmer, Modal Living and property owner representative, is requesting Conditional Use approval for a detached accessory dwelling unit (ADU) in the rear yard on a property located at approximately 235 E Hubbard Avenue. The detached ADU would have a building footprint of approximately 432 square feet. The property is zoned R-1/5,000 Single Family Residential and is located within Council District 5, represented by Darin Mano. (Staff Contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com) **Case number PLNPCM2019-00995**

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 Commission approve the Conditional Use for and ADU with the conditions listed in the staff report.

Andrea Palmer, applicant, was available for questions.

The Commission and Applicant discussed the following:

- Clarification on the driveway parking and whether the parking spaces may be adjacent rather than tandem.

PUBLIC HEARING [6:43:10 PM](#)

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated his support on the request and provided public transportation accessibility.

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

MOTION [6:45:41 PM](#)

Commissioner Hoskins 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 request (PLNPCM2019-00995) as proposed, subject to complying with the conditions listed in the staff report.

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

[6:46:35 PM](#)

Huddart Lofts at approximately 156 East 900 South - A request by Huang Nguyen, with SAPA Investment, requesting approval for a Planned Development to construct a 3-story mixed-use office/residential building with 18 new residential units located at 156 East 900 South. The applicant is requesting a Planned Development to allow for an increase in building height and a decrease in the front, rear, and corner side yard setbacks for the second and third stories of the building. The proposed addition will be located on the same footprint as the existing building – the exterior wall of the proposed second and third stories of the structure will be in-line to the exterior wall of all 4 sides of the existing building. The subject property is located in the CC (Corridor Commercial) zoning district and is located in Council District 5, represented by Darin Mano. (Staff Contact: Nannette Larsen at (801) 535-7645 or nannette.larsen@slcgov.com) **PLNSUB2019-00997**

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 approve the Planned Development with the conditions listed in the staff report.

Huang Nguyen, applicant, provided further details.

The Commission, Staff and Applicant discussed the following:

- Width of corridor
- Accessibility to the units on the 3rd floor
- Clarification on the use for the childcare facility and whom would utilize it
- Parking requirement clarification
- Clarification on whether the lot will remain a parking lot for the Planned Development

PUBLIC HEARING [6:58:52 PM](#)

Chairperson Bell opened the Public Hearing;

Tim W. – Stated his support of the project.

Ian K. – Stated his support of the project.

Zachary Dussault – Stated his support of the project.

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

MOTION [7:03:08 PM](#)

Commissioner Barry stated, based on the information in the staff report I move that the Planning Commission approve petition PLNSUB2019-00997, regarding the Huddart Lofts Planned Development. In order to comply with the applicable standards, the following conditions of approval apply:

- **An encroachment permit will be obtained for the eaves projecting into the public right-of-way prior to building permit approval.**
- **Off-site parking will be maintained and available to the patrons and/or residents of the building.**
- **The design of the project shall be consistent with this staff report and submitted planned development application.**
- **Prior to construction, all plans shall comply with all applicable development standards required by City Departments.**

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

[7:05:10 PM](#)

Zoning Map Amendment at approximately 5525 & 5575 West 1730 South - Eric Eklund, property owner, is requesting to rezone the properties at the above-mentioned addresses from CG General Commercial to M-1 Light Manufacturing. The properties are developed with two identical industrial buildings, currently occupied by multiple tenants. The applicant has no plans to redevelop the site but would like to allow additional land uses and eliminate maximum off-street parking with the proposed zoning designation. The subject property is located in Council District 2, represented by Andrew Johnston. (Staff Contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **PLNPCM2019-00726**

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.

Eric Eklund, applicant, provided a presentation along with further details.

The Commission and Applicant discussed the following:

- Clarification on whether there was a roadway between the two buildings
- Clarification on whether the easement is public

PUBLIC HEARING [7:11:19 PM](#)

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

MOTION [7:11:39 PM](#)

Commissioner Lyon 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 PLNPCM2019-00726.

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

[7:12:31 PM](#)

Proximity Requirements in the City’s adopted Fire Code - Salt Lake City is proposing changes to the adopted fire code of the city by modifying Title 18.44 Fire Prevention and the International Fire Code, specifically section 18.44.020 Amendments by adding an amendment to Appendix D 105.3 "Proximity to Building" of the International Fire Code as adopted by the City. The changes would modify the requirements related to how close and how from a building that an aerial access fire road is required to be located. The current code requires the road to be located so a fire truck can park no closer than fifteen feet to the building and no farther than thirty feet from the building. The proposed amendments would allow the fire road to be as close as ten feet to the building and as far as fifty feet from the building if the building meets certain construction requirements. These changes are being recommended by the Fire Department and would apply citywide to buildings over thirty feet in height. Other related sections of Title 18 may be modified as part of this proposal. (Staff Contact: Nick Norris at (801) 535-6173 or nick.norris@slcgov.com) **PLNPCM2019-00938**

Nick Norris, Planning Director, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission

The Commission and Staff discussed the following:

- Clarification on whether this would compromise the safety of any Salt Lake City residents

PUBLIC HEARING [7:17:11 PM](#)

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated his support.

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

MOTION [7:17:57 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 recommend that the City Council approve the proposed amendments to Chapter 18.44 Fire Prevention and International Fire Code as presented in the staff report.

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

WORK SESSIONS

[7:18:47 PM](#) [7:18:58 PM](#)

Salt Lake Crossing at approximately 470 West 200 North - Salt Lake City has received a request from Brian Hobbs, with Salt Development, for approval of modifications to the design standards to construct a new mixed-use development. The standards proposed to be modified include: ground floor use other than parking along at least 80% of the street facing building facades, ground floor façade consisting of at least 60% glass, providing operable building entrances at least every 40’ on street facing facades, and the maximum length of a street facing façade of 200’. The project site is located in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district and is located in Council District 3, represented by Chris Wharton (Staff Contact: Nannette Larsen at (801) 535-7645 or nannette.larsen@slcgob.com)

PLNPCM2019-01106

Nannette Larsen, Principal Planner, briefed the Planning Commission with the proposal.

The Commission and Staff discussed the following:

- Clarification on the green walls

Brian Hobbs, David Hulsberg, provided a presentation with further design details.

The Commission and Applicant discussed the following:

- Clarification on how it’s a space for the community
- Entrance to the apartments
- Entrances to the retail space
- Public and residential parking
- Clarification on walkability
- Whether every entrance can be used to access the units

[7:44:21 PM](#) Inaudible conversation

The Commission and Applicant further discussed the following:

- Façade on the alleyway between the two buildings
- Clarification if the alley is public accessible
- Public access to the building
- Whether there is any greenspace requirement in the zoning for this site
- Whether there are any open space amenities that will be provided on the side
- Clarification on whether there will be a midblock walkway
- Vertical circulation
- Whether there will be recyclable containers
- Clarification on number of units
- Reduced glass

[8:04:33 PM](#)

Changes to Planning Commission Policies & 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.

Nick Norris, Planning Director, briefed the Commission on Consent Agenda procedures.

The Commission and Staff discussed the following:

- Clarification on number of items that would have been on a consent agenda using tonight's agenda as an example

MOTION [8:07:50 PM](#)

Commissioner Scheer stated, I move that the Planning Commission accept the recommendations to change the policies and procedures to allow for a consent agenda.

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

The meeting adjourned at [8:08:33 PM](#)