

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, March 11, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:11 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 Nick Norris, Planning Director; Paul Nielson, Attorney; Krissy Gilmore, Principal Planner; David Gellner, Principal Planner; Mayara Lima Principal Planner; Rosa Jimenez, Administrative Secretary; and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were; Maurine Bachman, Sara Urquhart and Brenda Scheer. Staff members in attendance were; David Gellner and Krissy Gilmore.

- **1695 S Wasatch Drive**: Staff discussed the use of the property and current enforcement actions in relation to an Air BNB operation on site. The location of parking for the proposed use was also discussed.
- **1230 East 1700 South**: Staff discussed the height of the addition and design elements.
- **400 West 800 North**: Staff discussed the master plan surrounding property uses and presence of other multi-family developments in the area including some newer development.

APPROVAL OF THE FEBRUARY 26, 2020, MEETING MINUTES. [5:32:23 PM](#)

MOTION [5:32:26 PM](#)

Commissioner Bachman moved to approve the February 26, 2020, meeting minutes. Commissioner Urquhart seconded the motion. Commissioners Lee, Bachman, Barry, Scheer, Hoskins, and Urquhart voted “Aye”. Commissioner Paredes abstained. The motion passed 6-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:32:57 PM](#)

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:33:06 PM](#)

Nick Norris, Planning Director, provided the Commission with an update on number of applications planning staff is currently working on. He also updated the Commission on what the City is currently doing to prepare for the rapid changes of COVID-19.

[5:40:06 PM](#)

ADU Conditional Use at approximately 1695 S Wasatch Dr - 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 in the rear of the property located at 1695 S Wasatch Drive. The property is zoned R-1/12,000 (Single Family Residential), where ADUs must be processed as a conditional use.

The property is located within Council District 6, represented by Dan Dugan. (Staff Contact: Krissy Gilmore at (801) 535-7780 or Kristina.gilmore@slcgov.com) **Case number PLNPCM2020-00012**

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 approve the request.

The Commission and Staff discussed the following:

- Whether there being an Air BNB now keeps the commission from approving the conditional use
- Clarification on what happens if the applicant decides to go back the Air BNB

Ian Kaplin and Andrea Palmer, representatives for the applicant, clarified the commissions concerns with the Air BNB.

PUBLIC HEARING [5:46:57 PM](#)

Chairperson Bell opened the Public Hearing;

Aimee Burrows, Chairperson of the East Bench Community Council – Raised concerns about enforcement and compatibility of the neighborhood. She also raised concerns with the number of people occupying and number of days of occupancy allowed. Overall stated her opposition of the request.

Inaudible name – Stated her opposition.

Stuart Louis, owner of the property – Stated he does currently have tenants as a 30 day rental and also stated that he has never received complaints from the surrounding neighbors.

Zachary Dussault – Stated his support in the project.

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

The Commission, Staff and Applicant further discussed the following:

- Clarification on the allowance of number of occupants in an ADU

MOTION [5:58:23 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 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 Bachman seconded the motion. Commissioners Urquhart, Lyon, Paredes, Hoskins, Scheer, Barry, Bachman and Lee voted “Aye”. The motion passed unanimously.

[6:02:20 PM](#)

Rezone and Master Plan Amendment at approximately 771 & 795 North 400 West - Derek Christensen representing DW Asset Management, the property owner, is requesting that the City amend the zoning map and associated future land use map for their properties located at 771 North 400 West and 795 North 400 West. The intent is to allow future re-development of the properties for multi-family

housing which is not allowed under the current zoning. No specific site development proposal has been submitted at this time. The following petitions are associated with this request;

- a) **Zoning Map Amendment** - The property is currently zoned M-1 – Light Industrial. The petitioner is requesting to amend the zoning map designation of the property to the MU – Mixed Use zoning district. **Case number PLNPCM2019-01011**
- b) **Master Plan Amendment** - The associated future land use map in the Capitol Hill Master Plan currently designates the property as "Light Industrial". The petitioner is requesting to amend the future land use map for the parcel to "High Density Mixed Use". **Case number PLNPCM2019-01095**

The property is located within Council District 3, represented by Chris Wharton. (Staff Contact: David J. Gellner at (801-535-6107 or david.gellner@slcgov.com)

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 forward a positive recommendation to the City Council for both the Zoning Map and Master Plan Amendment.

The Commission and Staff discussed the following:

- Clarification on the staff's take on whether the area as a whole will have a zoning change
- Clarification if a brewery would be allowed in a mixed-use zone

Derek Christensen representing DW Asset Management, provided a presentation along with further details.

PUBLIC HEARING [6:16:05 PM](#)

Chairperson Bell opened the Public Hearing;

Jordan Atkin – Stated his support in the proposal.

Ian Kaplin – Stated he feels a mixed-use zone is appropriate and supports the request.

Zachary Dussault – Stated his support in the proposal and provided alternate transit for the site.

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

MOTION [6:20:33 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 approve the proposed Zoning Map Amendment, file PLNPCM2019-01011 for the properties located at 771 & 795 N 400 W respectively, proposed zone change from the M-1 (Light Industrial) zoning district to the MU (Mixed Use) zoning district and corresponding master plan amendment under file PLNPCM2019-01095 changing the future land use map designation from Light Industrial to High Density Mixed Use.

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

[6:22:03 PM](#)

Maplewood Addition Street Closure and Subdivision Amendment at approximately 6780 W North Temple - Corbin Bennion, representing the School and Institutional Trust Lands Administration, adjacent property owner, is requesting to vacate the streets within the Maplewood Addition subdivision. The subdivision was platted in 1911 but never developed as intended. The applicant would like to vacate the streets to incorporate into the adjacent parcel. The subject property is located in the M-1 (Light Manufacturing) zoning district and within Council District 1, represented by James Rogers. (Staff Contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case Numbers PLNPCM2019-00567 and PLNSUB2019-00755**

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.

The Commission and Staff discussed the following:

- Clarification on owner of surrounding properties

Troy Harold, State of Utah School and Institutional Trust Lands Administration, provided further details.

PUBLIC HEARING [6:31:33 PM](#)

Chairperson Bell opened the Public Hearing;

Deeda Seed – Raised concern with what the ultimate plan for development is.

Courtney H. – Stated her opposition of the request.

James King – Raised concern with the aesthetics of the area.

Zachary Dussault – Stated his support of the request.

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

The applicant addressed the public's concerns.

The Commission and Staff further discussed the following:

- Clarification on how zoning applies when the State of Utah owns the land
- Clarification on whether SITLA is exempt from local regulations

MOTION [6:47:44 PM](#)

Commissioner Bachman stated, based on the findings and analysis in the staff report, the policy considerations for street closure, and the input received, I move that the Planning Commission forward a positive recommendation to the City Council for the street closure and subdivision amendment proposed in PLNPCM2019-00567 & PLNSUB2019-00755 with the condition listed in the staff report.

Commissioner Lee seconded the motion. Commissioners Lee, Bachman, Barry, Hoskins, Paredes, Lyon and Urquhart voted "Aye". Commissioner Scheer voted "Nay". The motion passed 7-1.

[6:49:00 PM](#)

Design Review Gillmor Hall Building Addition at Westminster College at approximately 1230 East 1700 South - Derek Payne of VCBO Architecture, has submitted an application to the City for Design Review on behalf of Westminster College. The proposed project consists of an addition to the existing Jewett Center for the Performing Arts which is located south of 1700 S at approximately 1230 E on the Westminster campus. The building addition to be known as Gillmor Hall will be 45-feet tall with a footprint of approximately 9,000 square feet. It will contain a 100-person recital hall and dance performance studio housed in a triangular-shaped building located on the south-east side of the existing Jewett Center. In the institutional zoning district, buildings taller than 35-feet but less than 75-feet in height may be authorized through the design Review process. The subject property is located within the I – Institutional zoning district and is within Council District 7, represented by Amy Fowler. (Staff Contact: David J. Gellner at (801-535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2020-00009**

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 Design Review application.

The Commission and Staff discussed the following:

- Height of current existing building

Lance Newman, Dean of Arts & Sciences, provided further details regarding the purpose for the request.

Derek Payne, VCBO Architecture, provided further design details.

The Commission and Applicant discussed the following:

- Clarification on whether all the building will be interconnected
- Height of the existing building
- Parking
- Clarification on the curved roof and whether it's a function element
- Clarification on why there is no current site plan

PUBLIC HEARING [7:06:33 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 [7:07:22 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 approve the proposed Design Review application for additional building height, file PLNPCM2020-00009 for the Gillmor Hall building addition at Westminster College located at approximately 1230 E 1700 S subject to the conditions listed in the staff report.

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

The meeting adjourned at [7:08:21 PM](#)