

## SALT LAKE CITY PLANNING COMMISSION MEETING

This meeting was held electronically pursuant to Salt Lake City Emergency Proclamation No. 2 of 2020 (2)(b)  
Wednesday, May 27, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:26 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, Sara Urquhart, Crystal Young-Otterstrom.

Planning Staff members present at the meeting were: Michaela Oktay, Planning Deputy Director; Nick Norris, Planning Director; Paul Nielson, Attorney; Wayne Mills, Planning Manager; Chris Earl, Principal Planner; Mayara Lima, Principal Planner; David Gellner, Principal Planner, and Marlene Rankins, Administrative Secretary.

Michaela Oktay, Planning Deputy Director, provided participation information.

**APPROVAL OF THE MAY 13, 2020, MEETING MINUTES.** [5:32:20 PM](#)

**MOTION** [5:32:33 PM](#)

Commissioner Lyon moved to approve the May 13, 2020, meeting minutes. Commissioner Scheer seconded the motion. Commissioners Bachman, Lyon, Paredes, Scheer, Urquhart, and Young-Otterstrom voted "Aye". Commissioner Barry abstained from voting. The motion passed 6-1.

**REPORT OF THE CHAIR AND VICE CHAIR** [5:34:44 PM](#)

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

**REPORT OF THE DIRECTOR** [5:34:54 PM](#)

Michaela Oktay, Planning Deputy Director stated she had nothing to report.

[5:35:08 PM](#)

**ADU Conditional Use at approximately 2174 South 1900 East** - Antonio Padilla, property owner, is requesting Conditional Use approval for a 750 square foot accessory dwelling unit (ADU) to be located in the basement of a new home proposed at approximately 2174 S 1900 E. The property is zoned R-1/7,000 Single-Family Residential, where ADUs must be processed as a conditional use. The property is located within Council District 7, represented by Amy Fowler. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00064**

Chris Earl, 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 Conditional Use request with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on differences between an ADU and duplex

Antonio Padilla, applicant, was available for questions.

Commissioner Hoskins joined the meeting.

**PUBLIC HEARING [5:43:44 PM](#)**

Chairperson Bell opened the Public Hearing;

Judi Short, Land Use Chairperson Sugar House Community Council – Stated her and the Community Council support on the request. We would like to see a second condition of approval to add a second parking stall.

Zachary Dussault – Stated his support of the request.

George Chapman – Stated the reason for ADU's is to increase the affordable housing in Salt Lake City and the fact that there's no limit in size it will decrease affordable housing in an area.

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

The Commission and Staff further discussed the following:

- Parking requirement

**MOTION [5:53:16 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 2174 S 1900 E, as presented in petition PLNPCM2020-00064, with the conditions listed in the staff report.**

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

**[5:55:06 PM](#)**

**ADU Conditional Use at approximately 567 E Hollywood Ave** - Tom Candee, architect representing the property owner, is requesting Conditional Use approval for an 803 square foot accessory dwelling unit (ADU) to be located in the basement of a new home proposed at approximately 567 E Hollywood Avenue. The property is zoned R-1/5,000 Single-Family Residential, where ADUs must be processed as a conditional use. The property is located within Council District 5, represented by Darin Mano. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00104**

Chris Earl, 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 Conditional Use request for an ADU with the conditions listed in the staff report.

Dave Brach, applicant, provided further design details and was available for questions.

The Commission, Staff and Applicant discussed the following:

- Clarification on whether there is on-site parking available for the ADU

**PUBLIC HEARING [6:00:42 PM](#)**

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated his support of the request.

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

**MOTION [6:03:50 PM](#)**

**Commissioner Scheer 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 567 E Hollywood Ave, as presented in petition PLNPCM2020- 00104, with the conditions listed in the staff report.**

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

**[6:05:33 PM](#)**

**Maplewood Addition Street Closure & Subdivision Amendment at approximately 6780 W North Temple** - Corbin Bennion, the engineer representing the School and Institutional Trust Lands Administration, the adjacent property owner, is requesting to close the streets dedicated in the Maplewood Addition subdivision located north of Interstate I-80 and west of the Salt Lake International Airport. The subdivision was platted in 1911 but never developed as intended. The applicant would like to close the streets to incorporate it into the adjacent parcel. This request is being referred to the Planning Commission for a second hearing due to a noticing error. The subject property is located in the M-1 (Light Manufacturing) zoning district and Council District 1, represented by James Rogers. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case numbers PLNPCM2019-00567 & 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 table the request and maintain the public hearing open for an additional 30 days.

The Commission and Staff discussed the following:

- Clarification on the commissions purview of the request
- Clarification on what happens when with the noticing isn't followed

Troy Herold, applicant, provided a presentation along with further details.

The Commission, Staff and Applicant discussed the following:

- Clarification on what uses will be allowed in a light industrial zoning
- What the difference is between future land use map designation and current zoning
- Clarification on what the public improvements and benefits with the street closure
- Thoughts on the standards that the request will not cause a material injury to the public
- Whether there is contamination underneath the streets
- Clarification on the planned development on the property
- Whether the Inland Port plans had any bearing on the future of the property

**PUBLIC HEARING [6:35:28 PM](#)**

Chairperson Bell opened the Public Hearing;

Dorothy Owen, West Point Community Council – Stated they have been dealing with these issues for 3 years. She also stated that it is the public’s request and the City’s concern that they should know the facts on what’s being proposed.

Richard Holman, Chairperson of Westside Coalition and Vice Chair of the Rose Park Community Council – Stated it is important that citizens are engaged and would like earlier notification so that the Community Council gets a chance to respond.

Zachary Dussault – Stated his support of the request. He also stated if the request is denied there will only be a small chunk of the southeast corner that wouldn’t be developed and doesn’t believe it’s in the best interest of the City.

Joseph Arrington, Chairperson of Jordan Meadows City Council – Provided an email comment raising concern regarding the lack of notification in previous meeting and community’s concern with development on the property.

Monica Hilding – Raised concern on what the plans for the property.

**MOTION [6:50:45 PM](#)**

Commissioner Scheer stated, I move to table the request and to continue the public hearing after a minimum of 30 days to allow for further information and comments from the public.

Further discussion was made regarding clarification of the motion.

Commissioner Bachman seconded the motion. Commissioners Bachman, Barry, Hoskins, Lee, Paredes, Scheer, Urquhart, Young-Otterstrom voted “Aye”. Commissioner Lyon voted “Nay”. The motion passed 8-1.

**[6:57:41 PM](#) The Commission took a short break.**

**[7:05:50 PM](#)**

**Zoning Map Amendment at approximately 2960, 2964 & 2970 S Richmond Street** - Mike Akerlow, with Community Development Corporation of Utah, property owner, is requesting a Zoning Map Amendment to rezone the properties at approximately 2960, 2964 and 2970 S Richmond Street from R-1/7,000 Single-Family Residential District to R-MU-45 Residential/Mixed Use District. The applicant would like to rezone the properties to redevelop them as a multi-family residential development which would consist of 60 to 80 residential units. The proposed development would include market rate as well as affordable residential units. The property is zoned R-1/7,000 Single-Family Residential. The property is located within Council District 7, represented by Amy Fowler. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00108**

Chris Earl, 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:

- Clarification on why an RMF-30 was not considered
- Height limit for R-1/7,000
- Clarification on why there’s no Master Plan amendment along with this request
- What assurances are in place to make sure affordable housing is built

- Plans for Millcreek

Mike Akerlow, applicant, provided further details.

The Commission and Applicant discussed the following:

- Suggestions were given regarding lighting
- Clarification on whether the applicant has received any comments from the public regarding the density and the proposal of 80 units

**PUBLIC HEARING [7:40:27 PM](#)**

Chairperson Bell opened the Public Hearing;

Judi Short, Land Use Chairperson Sugar House Community Council, stated the community council is really pleased to see an affordable housing plan but raised concern with the amount of housing that is being proposed.

Cheryl Rasmussen – Raised concern with parking and the amount units proposed.

George Chapman – Stated his opposition of the request. He also stated this plan discourages bicycle lanes.

Doug Fay – Stated his opposition of the request. He also raised concern with the height of the proposal.

Zachary Dussault – Stated his support of the proposal.

Chris Miller – Stated his opposition of the proposal. He also provided an email comment that was read stating his concerns regarding parking, density, maintenance, green space, Trax being dangerous, and affordable housing.

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

The Commission and Staff further discussed the following:

- Traffic study and whether it will show current function status
- Dimensions of the property
- Clarification on whether it's within the budget to partially cover some of the parking
- Reason for zoning request
- Clarification on why the applicant decided not to pursue a Master Plan Amendment when recommended by staff
- Clarification on what percentage of the units will be in the 40-60 AMI category
- How the applicant has reached out to the community and neighbors regarding the request

**MOTION [8:22:47 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 recommend that the City Council approve the proposed zoning map amendment, as presented in petition PLNPCM2020-00108 with the added recommendation:**

1. **That the City Council discuss the idea of a development agreement**

Commissioner Lee seconded the motion. Bachman, Barry, Hoskins, Lee, Urquhart, and Young-Otterstrom voted “Aye”. Commissioners Lyon, Paredes, and Scheer voted “Nay”. The motion passed 6-3.

Commissioner Andres Paredes was excused from the meeting.

[8:25:17 PM](#)

**Telegraph Exchange Lofts Rezoning, Master Plan Amendment & Planned Development at approximately 833 & 847 South 800 East** - Micah Peter of Clearwater Homes, the property owner, is requesting a Master Plan Amendment, Zoning Map Amendment, and Planned Development approval to construct a twenty-three (23) unit residential development called the Telegraph Exchange Lofts at 833 & 847 South 800 East. The proposal involves two (2) properties, one of which would be rezoned. A total of six (6) residential lofts would be developed within the existing Telegraph Exchange Building and an additional seventeen (17) new 3-story townhouse units would be added to the site. A total of 47 parking spaces will be provided. The proposed project is subject to the following petitions:

- I. **Master Plan Amendment** - The petitioner is requesting to amend the future land use map in the Central Community Master Plan from low-density residential to medium/high density residential for the parcel at 833 South 800 East. **Case number PLNPCM2019-01110**
- II. **Zoning Map Amendment** - The petitioner is requesting to amend the zoning map designation of the property at 833 South 800 East from R-2 Single and Two-Family Residential to the RMF-45 – Moderate/High Density Residential Zoning district. **Case number PLNPCM2019-01111**
- III. **Planned Development** –Planned Development approval is needed to address various yard setbacks to property lines for the proposed multi-family development. **Case number PLNSUB2019-01112**

The property is located within Council District 5, represented by Darin Mano. (Staff contact: David 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 to approve the Master Plan Amendment and Zoning Map Amendment. He also stated Staff recommended that the Planning Commission table the Planned Development.

Micah Peters, applicant, provided a presentation along with further details including plans for a roof-top deck complete with outdoor kitchen, a possible art piece on the building, outdoor elevator and roof-top landscaping.

The Commission, Staff and Applicant discussed the following:

- Clarification on the existing building being 16,000 square feet
- Number of units proposed
- Whether the units are rentals or for purchase
- Clarification on individual unit sizes

**PUBLIC HEARING** [8:55:26 PM](#)

Chairperson Bell opened the Public Hearing;

Judi Short – Stated she in favor of the restoration of the building but is not in favor of the rezone and doesn't like the design of the Planned Development. She referenced the previous downzoning of the area in 2013, felt the setback should match the rest of the street, said the planned development would have a "gated community feel". She also suggested eliminating the pool to provide more space to neighboring properties.

Jason Stevenson, Co-Chair of East Liberty Park Community Organization – Stated the community submitted a letter that covered the community outreach. He raised concern with the impact that reversing the previous downzoning would have on other Community Councils and neighborhoods across the City as the effort was a good example of a neighborhood self-determination effort.

Zachary Dussault – Spoke in favor of the application for all 3 parts of the request. Stated that having vehicles enter from Chase Avenue would be a better design. The townhomes would provide a step-down from the taller building to the rest of the neighborhood.

Janelle Bauer – Representing Cody Derek, property owner to the North of the project, raised concern regarding the lack of separation between his him and the neighboring townhomes. She stated that her client relied on the previous rezone from RMF-35 to R-2 to buffer him from the Telegraph property when he built his house.

Julie Bjornstad – Provided an email comment stating her opposition of the request. This was read into the record by staff.

Sebastian Hoch – Provided an email comment stating his opposition of the request. This was read into the record by staff.

Missy Greis – Provided an email comment stated her support of the request. This was read into the record by staff.

Numerous other emails and letters, both in support and opposed to the project were provided in the staff report packet and the Planning Commission Dropbox.

The Commission, Staff and Applicant discussed the following:

- What the plans are for the existing trees
- Location of the new curb cut
- Clarification on whether there is a protected status on the property
- Whether it's appropriate in the process to wait on making a zoning decision until the concerns regarding the Planned Development are addressed

Cindy Cromer – Stated she disagrees with staff and evaluation of the Master Planning documents because the most important one is the most recent one. She said that rezoning should be a comprehensive effort and not piecemeal and that people should be able to expect the zoning in an area to not change. A new effort was overdue for the area.

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

The applicant addressed the public's concerns.

The Commission and Applicant further discussed the following:

- Clarification on zoning choice the applicant is requesting



- Whether the applicant explored other options for access and parking
- Concerns with the fire access requirements and resolution of those issues
- Tabling the whole thing would be better so that the PC could learn more about the planned development
- The neighborhood self-determination issue it is heading
- Need to balance public concerns but also acknowledge that there are positive comments
- The scale generally works
- The area is walkable with Smith's nearby

The applicant should explore the following items:

- Driveway location
- Fire access requirements
- Setback issues

**MOTION [9:46:13 PM](#)**

**Commissioner Scheer stated, I move that we table all 3 pending applications until the applicant can resolve the issues identified in the staff report with the Planned Development.**

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

The following is a list of Q&A's that were received during the meeting:

Q&A Session for Planning Commission Meeting May 27, 2020

Session number: 969768690  
 Date: Wednesday, May 27, 2020  
 Starting time: 8:04 PM

Zachary Dussault (zacharytdussault@gmail.com) - 6:55 PM  
 Q: nothing to do with the roads  
 Priority: N/A

Zachary Dussault (zacharytdussault@gmail.com) - 5:44 PM  
 Q: I would like to speak but I cant raise my hand  
 Priority: N/A-  
 -Nick Norris - 5:44 PM  
 A: Thanks, we will call on you.

Zachary Dussault (zacharytdussault@gmail.com) - 8:20 PM  
 Q: still has to go before the city council, will take weeks  
 Priority: N/A

Zachary Dussault (zacharytdussault@gmail.com) - 8:41 PM  
 Q: Dont see the presentation  
 Priority: N/A



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Jason Stevenson (jstevenson51@hotmail.com) - 8:59 PM  
Q: I would like to speak, too  
Priority: N/A

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Jason Stevenson (jstevenson51@hotmail.com) - 8:59 PM  
Q: I would like to speak, too  
Priority: N/A

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Zachary Dussault (zacharytdussault@gmail.com) - 9:24 PM  
Q: Bad echo  
Priority: N/A

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Zachary Dussault (zacharytdussault@gmail.com) - 9:49 PM  
Q: Staff suggested the setback be greater. it was originally planned closer to the street for the townhomes.  
Priority: N/A

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Zachary Dussault (zacharytdussault@gmail.com) - 9:50 PM  
Q: goodnight yall!  
Priority: N/A

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Zachary Dussault (zacharytdussault@gmail.com) - 9:50 PM  
Q: oh boy its just gonna be all me complaining.  
Priority: N/A

**The meeting adjourned at [9:48:59 PM](#)**