

SALT LAKE CITY PLANNING COMMISSION MEETING

This meeting was held electronically pursuant to Salt Lake City Emergency Proclamation
No. 2 of 2020 (2)(b)
June 10, 2020, at 5:30 p.m.

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:39 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, and Crystal Young-Otterstrom.

Planning Staff members present at the meeting were: John Anderson, Planning Manager; Nick Norris, Planning Director; Molly Robinson, Planning Manager; Paul Nielson, Attorney; Linda Mitchell, Principal Planner; Daniel Echeverria, Senior Planner; and Marlene Rankins, Administrative Secretary.

John Anderson, Planning Manager, provided the public with participation information.

APPROVAL OF THE MAY 27, 2020, MEETING MINUTES. [5:32:09 PM](#)

MOTION [5:32:28 PM](#)

Commissioner Bachman moved to approve the May 27, 2020 minutes. Commissioner Hoskins seconded the motion. Commissioners; Bachman, Barry, Lee, Lyon, Paredes, Scheer, Young-Otterstrom, Hoskins and Urquhart voted “Aye”. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:33:31 PM](#)

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:33:41 PM](#)

John Anderson, Planning Manager, stated he had nothing to report. Nick Norris, Planning Director, provided the commission and the public information regarding a survey related to the affordable housing project that will soon launch.

UNFINISHED BUSINESS

[5:35:13 PM](#)

Conditional Use ADU at approximately 1020 S Lincoln Street - A request by Andrea Palmer, property owner representative, for Conditional Use approval for a 425 square foot detached accessory dwelling unit (ADU) on a property located at approximately 1020 S Lincoln Street. 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 PLNPCM2019-01079**

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 request.

Andrea Palmer, applicant, was available for questions.

The Commission and Applicant discussed the following:

- Clarification on the kitchenette

MOTION [5:42:56 PM](#)

Commissioner Scheer stated, based on the findings listed in the staff report, the information presented, and input received during the public hearing at the last Planning Commission Meeting, I move that the Planning Commission approve the Conditional Use request (PLNPCM2019-01079) as proposed, subject to complying with the conditions listed in the memorandum.

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

PUBLIC HEARINGS

[5:44:39 PM](#)

Conditional Use ADU at approximately 1180 South 800 East - A request by Alexis Suggs, property owner representative, for Conditional Use approval for a 633 square foot detached accessory dwelling unit (ADU) above a new 2-car garage on a property located at approximately 1180 South 800 East. 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 PLNPCM2020-00122**

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 with the conditions listed in the staff report.

Alexis Suggs, applicant, was available for questions.

The Commission and Staff discussed the following:

- Clarification on recommendation of condition of approval and who is the responsible party

PUBLIC HEARING [5:50:32 PM](#)

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated his support of the request, and that it helps increasing density.

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

MOTION [5:53:25 PM](#)

Commissioner Urquhart 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 (PLNPCM2020-00122) as proposed, subject to complying with the conditions listed in the staff report.

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

[5:54:59 PM](#)

RB to CB Rezone at approximately 989 East 900 South - Ryan Littlefield, property owner, is requesting to rezone a portion of his property at 989 E 900 South. The property is currently "split-zoned" wherein the west half of the property is zoned Community Business (CB) and the east half is zoned Residential Business (RB). The applicant is requesting to change the zoning of the east half of the property to CB so that the entire property is zoned CB. The property is currently occupied by a commercial building and parking lot. No new development is currently proposed. Although the applicant has requested that the property be rezoned to the CB zoning district, consideration may be given to another zoning district with similar characteristics. The property is located in District 5, represented by Darin Mano. (Staff Contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com) **PLNPCM2020-00126**

Daniel Echeverria, Senior 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.

Ryan Littlefield and Stewart Gray, applicants, provided a presentation with their considerations in requesting the rezone and conceptual design consideration for future additions to the building.

PUBLIC HEARING [6:11:52 PM](#)

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated his support of the application. He also stated the only thing he disagrees with on the presentation is that the new parking ordinance update would reduce parking slightly.

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

MOTION [6:14:18 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 recommend that the City Council approve the proposed map amendment, PLNPCM2020-00126 989 E 900 South RB to CB Rezone.

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

The meeting adjourned at [6:18:19 PM](#)