

SALT LAKE CITY PLANNING COMMISSION MEETING

This meeting was held electronically pursuant to Salt Lake City Emergency Proclamation No. 2 of 2020 (2)(b)
July 22, 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 [5:30:17 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, Jon Lee, Sara Urquhart, and Crystal Young-Otterstrom.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; Paul Nielson, Attorney; Mayara Lima, Principal Planner; Aaron Barlow, Principal Planner; Marlene Rankins, Administrative Secretary.

APPROVAL OF THE JUNE 24, 2020 and July 8,2020, MEETING MINUTES. [5:30:30 PM](#)

MOTION [5:30:51 PM](#)

Commissioner Young-Otterstrom moved to approve the June 24, 2020 and the July 8, 2020.

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

REPORT OF THE CHAIR AND VICE CHAIR [5:31:57 PM](#)

Chairperson Bell stated he had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:32:09 PM](#)

Nick Norris, Planning Director, stated July is a slower month for City Council and does not have any updates with that. He also updated the Commission with upcoming Planning Division applications. Mr. Norris provided the public with instructions on how to participate during the meeting.

[5:35:08 PM](#)

Special Exception for Over-Height Fence & Walls at approximately 1263 E 4th Avenue - Thomas Fast, property owner, is requesting Special Exception approval to install fence, walls and gates that are 6 to 8 feet tall on the property at the above-listed address. The applicant is proposing to install a wrought iron fence with concrete corner posts and concrete walls with gates along the South and West boundary lines of his property. Walls and fences are permitted up to 4 feet, but additional height may be approved through a Special Exception. The property is zoned R-1/5000 Single-Family Residential and is located within Council District 3, represented by Chris Wharton. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case number PLNPCM2020-00341**

Chairperson Adrienne Bell recused herself from this item due to possible conflict of interest. Vice Chairperson lead the meeting for this item.

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 deny the request based on the proposal not complying with many of the applicable standards for additional fence height.

Thomas Fast, applicant, provided a presentation along with further reasoning for his request.

PUBLIC HEARING [5:52:38 PM](#)

Vice Chairperson Scheer opened the Public Hearing;

Brian Richins – Mentioned driver visibility when traveling down that road and stated his support of the request.

Elizabeth Wright – Stated a tall fence does not fit the character of the neighborhood.

Gwen Springmeyer, representative of Community Council – Stated her opposition of the fence height request as a neighbor not as a representative of the Community Council.

James King – Stated his support of the request and stated that the safety of this family is important.

Jason Wheeler – Stated that there is another property in the neighborhood that has a similar fence in which is being requested.

Zachary Dussault – Stated his opposition of the request.

Trudy Beck – Stated vehicles travel in such high speed down that road and stated support of the request.

Crystal Richardson – Provided an email comment stated her concern that the fence and wall that would obstruct a driver's view of oncoming cars.

Jay Schulze – Stated his support of the request.

Marina Gianoulis – Stated her support of the request.

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

The Commission and Staff discussed the following:

- Clarification on what can be built by right as far as height
- Clarification if the standards apply from all surrounding neighbors

The applicant addressed some of the public's concerns.

The Commission, Staff and Applicant discussed the following:

- Whether there have been previous security issues in the past
- Clarification on whether there is a stop sign on the corner of the property
- Clarification on conditions of approval

The Commission made the further comments:

- I'm not convinced that the extra height is necessary
- I can't see the necessity for the extra height

MOTION [6:26:02 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 deny the request for additional fence and wall height at 1263 E 4th Ave, as presented in petition PLNPCM2020-00341.

Commissioner Barry seconded the motion. Commissioners Lee, Young-Otterstrom, Bachman, Urquhart, and Barry voted “Aye”. Commissioner Paredes voted “Nay”. The motion passed 5-1.

Chairperson Bell rejoined the meeting.

Nick Norris, Planning Director, introduced the Commission to Planning Division’s new Principal Planner, Aaron Barlow.

[6:28:20 PM](#)

Moon Lake Farms Conditional Use at approximately 2601 North 2200 West - Moon Lake Farms, applicant, has requested Conditional Use approval to establish industrial hemp cultivation and processing uses at 2601 North 2200 West. These uses are considered Agricultural and Light Manufacturing uses, which are Conditional Uses in the Business Park (BP) district. Both operations are regulated by the Utah Department of Agriculture and Food. The subject property is located within Council District 1, represented by James Rogers. (Staff contact: Aaron Barlow at (801) 535-6182 or aaron.barlow@slcgov.com) **Case number PLNPCM2019-00655**

Aaron Barlow, 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 with the conditions listed in the staff report.

Steve Keyser, applicant, was available for questions.

PUBLIC HEARING [6:32:27 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.

The Commission and Applicant discussed the following:

- Clarification on what type of products that the applicant proposes to produce

MOTION [6:36:55 PM](#)

Commissioner Barry 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 PLNPCM2019- 00655 with the conditions listed in the Staff Report.

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

The meeting adjourned at [6:38:40 PM](#)