

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, August 26, 2020

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: Vice Chairperson, Brenda Scheer; Commissioners; Maurine Bachman, Amy Barry,Carolynn Hoskins, Jon Lee, Matt Lyon, Andres Paredes, Sara Urquhart, and Crystal Young-Otterstrom. Chairperson Adrienne Bell was excused.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; Michaela Oktay, Planning Deputy Director; Paul Nielson, Attorney; Chris Earl, Associate Planner; Katia Pace, Principal Planner; Amanda Roman, Principal Planner; and Rosa Jimenez, Administrative Secretary.

Michaela Oktay, Planning Deputy Directory provided participation information for the public.

APPROVAL OF THE AUGUST 12, 2020, MEETING MINUTES. [5:32:32 PM](#)

MOTION [5:32:41 PM](#)

Commissioner Bachman moved to approve the August 12, 2020 meeting minutes. Commissioner Lee seconded the motion. Commissioners Barry, Bachman, Paredes, Hoskins, Young-Otterstrom, Lee, and Lyon voted “Aye”. Commissioner Urquhart abstained from voting as she was not present for the said meeting. The motion passed 7-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:34:09 PM](#)

Chairperson Bell was not present for the said meeting.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:34:17 PM](#)

Nick Norris, Planning Director, provided the commission with updates on projects that the commission has previously seen that are now up before the City Council.

[5:40:09 PM](#) Vice Chairperson Brenda Scheer read the emergency proclamation.

[5:41:16 PM](#)

Rosewood Park Alley & Street Vacation - Olga Crump of the Real Estate Services Department of Salt Lake City is requesting alley and street vacations within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay’s Improved Subdivision, recorded in 1887, but were never constructed. These requests were brought before the Planning Commission on January 22, 2020 seeking a recommendation for a street closure and alley vacation. The request for a street closure has been amended and is now a request for a street vacation. The property is zoned OS (Open Space) and is located within Council District 1, represented by James Rogers. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case numbers PLNPCM2019-01036 & PLNPCM2019-01037**

Christopher 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 with the conditions listed in the staff report.

PUBLIC HEARING [5:46:07 PM](#)

Vice-Chairperson Scheer opened the Public Hearing; seeing no one wished to speak; Vice-Chairperson Scheer closed the Public Hearing.

MOTION [5:46:51 PM](#)

Commissioner Bachman stated, based on the findings and analysis in the staff report, the policy considerations for street vacation and alley vacation, and the input received I move that the Planning Commission forward a positive recommendation to the City Council for the street vacation and alley vacation proposed in PLNPCM2019-01036 and PLNPCM2019-01037 with the condition listed in the staff report.

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

[5:48:30 PM](#)

West End Alley Vacation at approximately 740 West 900 South - Maximilian Coreth, property owner, is requesting to vacate a small triangular portion of the alley abutting the west side of the property at the above said address. This is not a request to vacate the entire alley. The applicant is requesting to vacate this portion of the alley in order to acquire the property to square off the southwestern corner of his property for future development. The property is zoned M-1 (Light Manufacturing) and is located within Council District 2, represented by Andrew Johnston. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00268**

Christopher 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 with the conditions listed in the staff report.

Max Coreth, representing the property owners, was available for questions.

PUBLIC HEARING [5:55:24 PM](#)

Vice-Chairperson Scheer opened the Public Hearing; seeing no one wished to speak; Vice-Chairperson Scheer closed the Public Hearing.

MOTION [5:56:58 PM](#)

Commissioner Urquhart stated, based on the findings and analysis in the staff report, the policy considerations for alley vacation, and the input received I move that the Planning Commission forward a positive recommendation to the City Council for the alley vacation proposed in PLNPCM2020-00268 with the condition listed in the staff report.

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

[5:58:36 PM](#)

Zoning Map Amendment at approximately 1301 & 1321 South State Street - Glen Anderson, representing the property owner, is requesting a Zoning Map Amendment to rezone the properties at 1301 and 1321 S. State Street currently zoned CC (Corridor Commercial) to the FB-UN2 (Form Base Urban Neighborhood 2) zoning district. This zoning amendment will also add this corner to other sites/corners in the FB-UN2 that allow buildings up to 65 feet in height. The applicant feels that the intent of the FB-UN2 zoning district better aligns with the potential use of the corner lot and the potential for a new mixed-use building (to replace the existing buildings on the parcels). The FB-UN2 also has design standards that were created to reduce the impacts of increase height and density. The properties are located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at (801) 535-6354 or katia.pace@slcgov.com) **Case number PLNPCM2020-00328**

Katia Pace, 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 of when the State Street plan, Life on State, will be adopted

Glen Anderson, applicant, provided further detailed information regarding the request.

PUBLIC HEARING [6:24:14 PM](#)

Vice-Chairperson Scheer opened the Public Hearing; seeing no one wished to speak; Vice-Chairperson Scheer closed the Public Hearing.

MOTION [6:25:28 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, PLNPCM2020-00328, at 1301 and 1321 South State Street from CC to FB-UN2 with the condition listed in the staff report.

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

[6:27:46 PM](#)

ADU & Special Exception at approximately 1362 South 1300 East - Dwight Yee, property owner representative, is requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) in the rear yard of the property located at 1362 S 1300 E. The ADU will measure 640 square feet with a height of approximately 16 1/2 feet. The applicant is also requesting Special Exception approval for grade changes and retaining walls exceeding 4 feet in height. The requested grading and retaining walls are located within the rear and side yards. The property is zoned R-1/5,000 Single-Family Residential and is located within Council District 5, represented by Darin Mano. (Staff contact: Amanda Roman at (801) 535-7660 or amanda.roman@slcgov.com) **Case numbers PLNPCM2020-00358 & PLNPCM2020-00454**

Amanda Roman, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approval with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on whether there would still be a special exception for the retaining walls if there were no ADU

Dwight Yee, representative of the property owner, provided further detailed information.

The Commission, Staff and Applicant discussed the following:

- Clarification on retaining wall
- ADU setback clarification

PUBLIC HEARING [6:49:22 PM](#)

Vice-Chairperson Scheer opened the Public Hearing;

Cynthia – Stated her opposition of the request. She also raised concern with lack of parking.

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

The Commission, Staff and Applicant further discussed the following:

- Clarification on onsite parking
- Whether the applicant can reduce the rear-yard setback to allow for more parking

Discussion was made to add possible conditions to the motion.

FIRST MOTION [7:16:09 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 1362 S 1300 E, as presented in petition PLNPCM2020-00358, with the conditions listed in the staff report.

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

SECOND MOTION [7:18:09 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 Special Exception request for grading and retaining walls exceeding four feet (4') in height at 1362 S 1300 E, as presented in petition PLNPCM2020-00454, with the conditions listed in the staff report.

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

The meeting adjourned at [7:19:41 PM](#)