

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically pursuant to the
Salt Lake City Emergency Proclamation
Wednesday, February 10, 2021

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 pm. Audio recordings of the Planning Commission meetings are retained for a period of time. These minutes are a summary of the meeting. For complete commentary and presentation of the meeting, please visit <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Planning Commission meeting were: Chairperson, Brenda Scheer; Vice Chairperson, Amy Barry; Commissioners Maurine Bachman,Carolynn Hoskins, Jon Lee, Matt Lyon, and Crystal Young-Otterstrom. Commissioners Adrienne Bell, and Andres Paredes were excused.

Planning Staff members present at the meeting were: Michaela Oktay, Planning Deputy Director; Wayne Mills, Planning Manager; Paul Nielson, Attorney; Nannette Larsen, Principal Planner; Krissy Gilmore, Principal Planner; Mayara Lima, Principal Planner; and Marlene Rankins, Administrative Secretary.

Michaela Oktay, Planning Deputy Director, provided the public with information on how to participate during the meeting.

Chairperson, Brenda Scheer, read the emergency proclamation for holding a virtual meeting.

APPROVAL OF THE JANUARY 27, 2021, MEETING MINUTES.

MOTION

Commissioner Bachman moved to approve the January 27, 2021 meeting minutes. Commissioner Hoskins seconded the motion.

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

REPORT OF THE CHAIR AND VICE CHAIR

Chairperson Scheer stated she had nothing to report.

Vice Chairperson Barry stated she had nothing to report.

REPORT OF THE DIRECTOR

Michaela Oktay, Planning Deputy Director, advised the commission that the City will be updating the internal system in case there were any hiccups.

Master Plan & Zoning Map Amendment at approximately 461 South 400 East - Salt Lake City received a request from Majid Kharrati with NextStep Group, the property owner, to amend the Central Community Master Plan and the zoning map for the property located at 461 South 400 East. The proposal would rezone the property from R-MU-45 (Residential Mixed Use) to TSA-UN-C (Transit Station Area Urban Neighborhood Core) and amend the Central Community Future Land Use Map from Residential/Office Mixed Use to High Density Transit Oriented Development (50 or more dwelling units/acres). The proposed amendments to the Master Plan Future Land Use Map and zoning map is to facilitate a future residential, live/work unit, and retail development and facilitate removing the parking lots on the site. The subject property is zoned R-MU-45 (Residential Mixed Use) and is located within

Council District 4, represented by Ana Valdemoros (Staff contact: Nannette Larsen at (385) 386-2761 or nannette.larsen@slcgov.com) **Case numbers PLNPCM2020-00806 & PLNPCM2020-00804**

Nannette Larsen, 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 whether considered transition zone
- Clarification on allowing more height

Majid Kharrati, applicant, provided a presentation with further details.

The Commission, Staff and Applicant discussed the following:

- Clarification on why RMU-45 zone isn't adequate to develop

PUBLIC HEARING

Chairperson Scheer opened the Public Hearing;

Zachary Dussault – Stated his support of the request.

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

The commission made the following comments:

- I think getting rid of surface parking and increasing density is really one of our goals
- I'm opposed to this proposal; I think that this project can be easily developed with the existing district.

The Commission and Staff discussed the following:

- Whether commercial is required with TSA

Chairperson, Brenda Scheer, lost connection. Vice Chairperson, Amy Barry continued the meeting.

MOTION

Commissioner Lyon stated, based on the information in the staff report I move that the Planning Commission recommend that the City Council approve the proposed master plan amendment, as presented in petition PLNPCM2020-00804.

Additionally, I move that the Planning Commission recommend that the City Council approve the proposed zoning map amendment, as presented in PLNPCM2020-00806.

Commissioner Bachman seconded the motion. Commissioners Lyon, Hoskins, Lee, and Bachman voted "Aye". Commissioner Young-Otterstrom voted "Nay". The motion passed 4-1.

Conditional Use ADU at approximately 722 S Glendale Street - Alexis Suggs, project architect, is requesting Conditional Use approval to build an Accessory Dwelling Unit (ADU) over a new detached garage at the above-listed address. The applicant is proposing a studio apartment above a new 2-car garage. The structure would be located on the rear of the lot, adjacent to the alley. The structure would measure approximately 428 square feet in footprint and 20 feet in height. The subject property is zoned R-1/5,000 (Single Family Residential) and is located within Council District 2, represented by Andrew

Johnston. (Staff contact: Krissy Gilmore at (385) 214-9714 or kristina.gilmore@slcgov.com)
Case number PLNPCM2020-00566

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 with the conditions listed in the staff report.

Dave Brach, applicant, was available for questions.

PUBLIC HEARING

Vice Chairperson Barry opened the Public Hearing;

Zachary Dussault – Stated his support of the request.

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

MOTION

Commissioner Hoskins 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 (PLNPCM2020-00566) as proposed, subject to complying with the conditions listed in the staff report.

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

Conditional Use ADU at approximately 1781 South 500 East - Troy Rawlings, property owner, is requesting Conditional Use approval to build an Accessory Dwelling Unit (ADU) over a detached garage at the above-listed address. The applicant is proposing a one-bedroom apartment above a new 2-car garage. The structure would be located on the rear of the lot, near the alley. The structure would measure approximately 480 square feet in footprint and 20 feet 10 inches in height. The subject property is zoned R-1/5,000 (Single Family Residential) and is located within Council District 5, represented by Darin Mano. (Staff contact: Mayara Lima at (385) 377-7570 or mayara.lima@slcgov.com) **Case number PLNPCM2020-00939**

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 approve the request with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on owner occupancy
- Clarification on whether staff responded to the public comments
- Clarification on whether the investment property will be owner occupied

Troy Rawlings, applicant, provided further details.

PUBLIC HEARING

Vice Chairperson Barry opened the Public Hearing;

Zachary Dussault – Stated his support of the request.

Michael Thorne – Stated his concerns with lack of investment of the property owner.

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

The Commission and Staff further discussed the following:

- Clarification on conditional use occupancy requirements

MOTION

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 ADU at 1781 S 500 E, as presented in petition PLNPCM2020-00939, with the conditions listed in the staff report.

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

WORK SESSION

Planning Division Annual Report: Planning staff will provide a review of 2020 including workloads, accomplishments, potential training topics for 2021, and a review of city priorities for 2021. (Staff Contact; Nick Norris, Planning Director at nick.norris@slcgov.com or 801-535-6173)

Nick Norris, Planning Director, provided the commission a review of the 2020 workload, accomplishment, and a review of 2021 city priorities.

The meeting adjourned.