

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically
Wednesday, June 9, 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; Adrienne Bell,Carolynn Hoskins, Jon Lee, and Crystal Young-Otterstrom. Commissioners Maurine Bachman, Matt Lyon, Andres Paredes, and Sara Urquhart were excused.

Planning Staff members present at the meeting were: Michaela Oktay, Planning Deputy Director; John Anderson, Planning Manager; Paul Neilson, Attorney; Nannette Larsen, Principal Planner; David Gellner, Principal Planner; Chris Earl, Principal Planner; Kelsey Lindquist, Senior Planner; Caitlyn Tubbs, Principal Planner; Amanda Roman, Principal Planner; and Marlene Rankins, Administrative Secretary.

APPROVAL OF THE MAY 26, 2021, MEETING MINUTES.
MOTION

Commissioner Crystal Young-Otterstrom moved to approve the May 26, 2021 meeting minutes. Commissioner Hoskins seconded the motion. Commissioners Barry, Bell, Hoskins, Lee, and Young-Otterstrom 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

John Anderson, Planning Manager, informed the public that we have openings for the Planning Commission and encouraged those whom would like to be on the Commission to apply.

Michaela Oktay, Planning Deputy Director, requested the Commission attend meetings as we are at the minimum number of allowed commissioners. She also provided information on how to apply.

Ice House Design Review at approximately 430 West 300 North - The applicant, Amanda Risano with Kimley-Horn, representing the property owner, is requesting approval for Design Review to develop the property located at approximately 430 West 300 North. The proposal is to construct a new multi-family residential building. The proposed building will encompass 393 studio, one, and two-bedroom units. The applicant is requesting Design Review by the Planning Commission to allow for a building that exceeds the maximum street facing façade length, stucco that exceeds the maximum 10% of the facade material, a reduction in the percent of glazing on the ground floor, and a modification of the spacing of building entrances. The project is located within the TSA-UC-C (Transit Station Area Urban Center Transition) zoning district and within Council District 3, represented by Chris Warton. (Staff contact: Nannette Larsen at (385) 386-2761 or nannette.larsen@slcgov.com) **Case number PLNPCM2020-00986**

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 approve the Design Review.

Sam Stribling, applicant, provided a presentation along with further information.

The Commission, Staff and Applicant discussed the following:

- Clarification on length of 490 West side of the building

PUBLIC HEARING

Chairperson Scheer opened the Public Hearing;

David Scheer – Stated his opposition of the request.

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

The Commission made the following comments and discussion:

- I think the massing is broken up very well
- I'm interested in knowing whether the large ground floor space will become public amenities

MOTION

Commissioner Bell stated, based on the information in the staff report I move that the Planning Commission approve the Design Review, as presented in petition PLNPCM2020-00986 with the following conditions:

- 1. The design of the project shall be consistent with this staff report and submitted Design Review application.**
- 2. Any changes to the site shall comply with all standards required by City Departments.**

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

Zoning Map Amendment at approximately 835 S Redwood Road & 1668 W Indiana Avenue -

Salt Lake City has received a request from property owner Khiem Tran requesting that the City amend the zoning map for two (2) properties located at 835 S Redwood Road and 1668 W Indiana Avenue respectively. The property at 1668 W Indiana currently contains an individual single-family dwelling while the other property is vacant. The applicant is requesting to change the zoning map designation of the property from R-1/5,000 (Single-Family Residential) to R-MU-45 (Residential/Mixed Use). No specific site development proposal has been submitted at this time. The change is consistent with changes identified in the Westside Master Plan which identified the intersection of Redwood and Indiana as the location of a future Community Node. The Master Plan is not being changed. The property is located within Council District 2, represented by Dennis Faris. (Staff contact: David J. Gellner at (385) 226-3860 or david.gellner@slcgov.com) **Case number PLNPCM2021-00249**

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.

The Commission and Staff discussed the following:

- Whether the alley affects the side yard setback
- Clarification on whether there would be a setback or step back

Khiem Tran, applicant, provided further information.

PUBLIC HEARING

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

The Commission made the following comments:

- Given we could have a 10-foot buffer; I'm not in support of the request
- Clarification on maximum height allowed

MOTION

Commissioner Bell stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed Zoning Map Amendment, file PLNPCM2021-00249 for the properties located at 835 S. Redwood Road and 1168 W. Indiana Avenue respectively, proposed zone change from the R-1/5000 (Single-Family Residential) zoning district to the R-MU-45 (Residential/Mixed Use) zoning district.

Commissioner Lee seconded the motion. Commissioners Bell, Hoskins, Lee voted "Aye". Commissioner Barry and Young-Otterstrom voted "Nay". Chairperson Scheer voted for majority vote; she voted "Aye". The motion passed 4-2.

Planned Development & Preliminary Plat at approximately 1844 & 1852 East 2700 South - David and Barbara Harvath, property owners, are requesting Planned Development and Preliminary Plat approval to subdivide two lots at 1844 E 2700 S and 1852 E 2700 S and create a third lot in the rear portion of 1852 E 2700 S. The newly created lot would be created to facilitate a new single-family residence. The request would result in three lots that do not meet minimum lot width requirements but would meet the minimum lot size as required in the R-1/12,000 Single-Family Residential zoning district. The project is located in the R-1/12,000 (Single-Family Residential District) within Council District 7, represented by Amy Fowler. (Staff contact: Chris Earl at (385-386-2760 or christopher.earl@slcgov.com)

- a. Planned Development:** The R-1/12,000 zoning district requires a minimum lot width of 80 feet. The proposed lot width for the lot located at 1844 E 2700 S would be 67.3 feet wide, the proposed lot width for the lot located at 1852 E 2700 S would be 68.7 feet wide and the proposed lot width for the newly created lot would be 24 feet wide. Planned Development approval is required due to the requested modified lot width for the new and existing lots. **Case number PLNPCM2020-00826**
- b. Preliminary Plat** - The proposal requires preliminary subdivision approval to modify the existing two lots to create an additional lot, three in total. This is normally an administrative process that can be approved by Planning staff, but because the application is tied to the Planned Development, the subdivision is being taken to the Planning Commission for joint approval. **Case number PLNSUB2021-00111**

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 Planned Development and Preliminary Plat with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on width of all three lots
- Whether staff has been seeing more applications similar to this one

Victoria Hales, applicant representative, provided further details.

PUBLIC HEARING

Chairperson Scheer opened the Public Hearing;

Judi Short, Land Use Chair Sugar House Community Council – Stated she’s not sure if this project benefits the neighborhood. She also requested that the Commission deny the request.

Laurie Poulson – Stated her opposition of the request.

Porter Donahue – Provided an email stating opposition of the request.

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

Victoria Hales, applicant representative addressed the public concerns.

The Commission and Staff discussed the following:

- Clarification on why the applicant did not chose an ADU

MOTION

Commissioner Bell 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 Planned Development petition (PLNPCM2020-00826) and Preliminary Subdivision Plat (PLNSUB2021-00111) as proposed, subject to complying with the conditions listed in the staff report.

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

Lake Street ADU at approximately 927 S Lake Street - Dave Brach, representing the property owner of 927 S. Lake Street, is requesting Conditional Use approval for an internal Accessory Dwelling Unit (ADU) located within the basement of a new single-family dwelling. The ADU will be approximately 1,170 square feet in size. The property is zoned R-1/5000, where ADUs must be processed as a conditional use. The subject property is location within Council District 5, represented by Darin Mano. (Staff Contact: Kelsey Lindquist at (385) 226-7227 or kelsey.lindquist@slcgov.com) **Case number PLNPCM2021-00192**

Kelsey Lindquist, Senior 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 requested Conditional Use.

The Commission and Staff discussed the following:

- Clarification on whether the existing garage will remain
- Whether there is enough street parking on the North side of the property

Michael Lawlor, applicant, was available for questions.

PUBLIC HEARING

Chairperson Scheer opened the Public Hearing;

Karen – Provided an email stating her opposition of the request.

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

MOTION

Commissioner Hoskins 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 PLNPCM2021-00192.

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

The Commission took a 5-minute break.

Keane Unit Legalization at approximately 40, 42, & 44 West 500 North - Ruairi Keane, property owner, is requesting a Special Exception to legalize an existing third unit in his building located at approximately 40 West, 42 West and 44 West 500 North. The property is located within the R-2 Zoning District and is located within Council District 3 represented by Chris Wharton. (Staff contact: Caitlyn Tubbs at (385) 315-8115 or caitlyn.tubbs@slcgov.com) **Case number PLNPCM2021-00030**

Caitlyn Tubbs, 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.

The Commission and Staff discussed the following:

- Clarification on the standards and requirements of occupancy

Ruairi Keane, applicant, provided further information.

PUBLIC HEARING

Chairperson Scheer opened the Public Hearing;

Kathryn Anderson – Raised concerns with parking and compatibility with the neighborhood.

Ann Hammond - Raised concerns with noise and parking.

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

The Commission and Staff discussed the following:

- Clarification on the year the building permit was issued
- Legal standard clarification

MOTION

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 PLNPCM2021- 00030with the following conditions:

- 1. The Applicant is required to comply with all adopted standards and ordinances.**
- 2. The Applicant will obtain all required planning and building permits prior to any remodeling or construction.**

3. The Applicant will obtain the required rental business license prior to renting the property.

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

Height & Grading Special Exceptions at approximately 1725 S Devonshire Drive - Kim Coates, on behalf of the property owners, is requesting special exception approval to construct a new single-family detached structure that exceeds the maximum permitted building height and maximum allowable grade changes in the FR-2/21,780 Foothills Residential District. The subject property is located at 1725 S Devonshire Drive and is undeveloped. There is a 185 square foot section of the front facing elevation that will exceed the zones maximum height limit of 28 feet by 3 feet. The grade changes requiring approval to exceed 6 feet within the buildable area and 4 feet within the rear yard area are requested for a portion of the driveway and to create a backyard patio. The subject property is located within the FR-2/21,780 Foothills Residential and within Council District 6, represented by Dan Dugan. (Staff contact: Amanda Roman at (385) 386-2765 or amanda.roman@slcgov.com) **Case number PLNPCM2021-00238**

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 approve the request.

Sarah and Matt DeVoll, applicants, provided further information and were available for questions.

PUBLIC HEARING

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

MOTION

Commissioner Barry 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 requests for grading and additional building height at 1725 S Devonshire Drive as presented in petition PLNPCM2021-00238.

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

The meeting adjourned at approximately 8:10 pm.