

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**This meeting was held electronically**  
**Wednesday, June 23, 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, Adrienne Bell, Jon Lee, Matt Lyon, Andres Paredes, and Crystal Young-Otterstrom. Commissioners Carolynn Hoskins and Sara Urquhart were excused from the meeting.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; John Anderson, Planning Manager; Hannah Vickery, Attorney; Katia Pace, Principal Planner; Caitlyn Tubbs, Principal Planner; Linda Mitchell, Principal Planner; Aubrey Clark, Administrative Secretary.

**APPROVAL OF THE June 9, 2021, MEETING MINUTES.**  
**MOTION**

**Commissioner Jon Lee moved to approve the June 9, 2021 meeting minutes. Commissioner Adrienne Bell seconded the motion. Commissioners Barry, Bell, Lee, Paredes voted “Aye”. Commissioner Bachman and Lyon abstained. Commissioner Young-Otterstrom had not yet joined the meeting. The motion passed with 4 “aye” and 2 abstaining.**

**REPORT OF THE CHAIR AND VICE CHAIR**

Chairperson Scheer reported that Planner Chris Earl had passed away.

Vice Chairperson Barry stated she had nothing to report.

**REPORT OF THE DIRECTOR**

Nick Norris, Planning Director, reported that Commissioner Matt Lyon is at the end of his two terms and this is his last meeting.

Matt Lyon spoke about his experience on the Planning Commission.

Nick Norris also reported that the Planning Commission meetings will be moving to a hybrid protocol starting in July. He also discussed the budget passed by City Council and plans for new staff.

**PUBLIC HEARINGS**

**Commissioner Adrienne Bell recused herself, due to a conflict of interest, from the Bueno Avenue Apartments project.**

**Bueno Avenue Apartments - Planned Development, Conditional Use, Zoning Map and Master Plan Amendment at approximately 129 S 700 East** - Kevin Perry, representing the property owner, is requesting approval for a new residential development, the Bueno Avenue Apartments, at the stated location. The project proposes to consolidate 10 parcels and replace the existing structures with two

buildings: a single-story amenity building fronting 700 East and a 4-story apartment building on the interior of the site. The apartment building would consist of a "Rooming House" with 65 units ranging from 1 bedroom to 4-bedroom units. The total site is approximately 1.55 acres. The proposed project is subject to the following applications:

- a. Planned Development - The Planned Development is needed to address modifications to the RMF-45 zoning requirements. Changes comprise of reducing the side (proposed 2.8', required 8') and rear yard (proposed 15.4', required 30') setbacks, additional 5' in height, reduction of lot width (66' proposed, 80' required) and allowing the accessory building in the front yard.
- b. Conditional Use - Requesting a "Rooming House" land use designation, which is allowed in the RMF-45 zoning district as a conditional use.
- c. Zoning Map Amendment – The current zoning of 7 of parcels on the site is SR-3, and zoning on 3 of the parcels is RMF-45. The applicant is requesting to amend the zoning map designation of the seven parcels zoned SR-3 to RMF-45.
- d. Master Plan Map Amendment - The associated future land use map in the Central Community Master Plan currently designates the property as "Medium Density Residential". The petitioner is requesting to amend the future land use map for the parcels to be "Medium High Density Residential".

The project is located within the RMF-45 (Moderate/High Density Multi-Family Residential District zoning district) within Council District 4, represented by Analia Valdemoros (Staff contact: Katia Pace at (385) 226-8499 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)). **Case numbers PLNPCM2021-00045, PLNPCM2021-00046, PLNPCM2021-00048 & PLNPCM2021-00047**

Katia Pace, Principal Planner, reviewed the request outlined in the staff report. She stated that Staff recommends the Planning Commission forward a favorable recommendation to city council for the Zoning and Master Plan amendments She also stated that Staff recommends the Commission approve the request for Planned Development and Conditional Use with conditions. She outlined the conditions:

1. That the Zoning and Master Plan amendments are approved by the City Council.
2. That the 10 parcels be consolidated into one parcel.
3. Provide an access easement for the property at 135 S 700 East.
4. That a housing mitigation plan be submitted to the City's Planning Director and the Director of Community and Neighborhoods and be accompanied by a housing impact statement.
5. That each bedroom on this project be limited to single occupancy and that parking is provided according to the Salt Lake City Parking Ordinance.

The Commission had no comments prior to the applicant's presentation.

Kevin Parry, the applicant, stated the Bueno Avenue project is a new style of project to Salt Lake City stating it is a co-living project. He mentioned that this type of housing is attainably priced. He stated the company is looking to implement social impact investing into their operations. He outlined why they are requesting the proposed changes, stating the site currently lacks utility infrastructure. The Master Plan allows for 40 units per acre and they are seeking 42 units per acre with the proposal. He remarked on

the standing structures on Bueno Avenue being in major disrepair. He stated that renovating the current homes is cost prohibitive and shared slides showing the disrepair of the homes.

Commissioner Scheer opened the meeting to the Commission for questions.

Commissioner Barry asked about management. Kevin Parry said there will be a manager on site. Commissioner Scheer asked about a price point. Kevin Parry stated that it will rent at market value at \$869 month for a single furnished bedroom.

Commissioner Lyon asked why they were seeking the Planned Development. Kevin Parry discussed the fire turn around being the reason.

Commissioner Scheer asked about a possible outlet on the east 600 side. Kevin Parry sighted then grading on the site not allowing for that option.

Commissioner Scheer opened the public hearing.

## **PUBLIC HEARING**

Cassy McDonough is in opposition to the project. He stated he feels it is the wrong location.

Cindy Cromer is in opposition to the project. She remarked on the Fair Housing Act and asked whether limiting the occupancy to one person per room is legal.

Jen Colby, East Central Community Council, does not support the project. She asked the Planning Commission to deny the applications.

Monica Hilding is on opposition to the project.

Rich Wilcox is in opposition to the project.

Aaron Woodall in opposition to the project and stated that the rooms are not affordable.

Jeff Taylor represents the current owners – said they cannot fix up the existing structures and maintain affordability.

Nick Norris relayed an email sent on behalf of Dorian Owen and Jamie Skinner who were not able to join the meeting that are opposed to the project

John Anderson read into the record two emails that were sent prior to the meeting. The first one is from Glenna Wallis. She is opposed to the setback reduction. The second email read into the record was from Eran Rosines who is in favor of the rezone but in opposition to the height setback.

Commissioner Scheer, seeing that no one else wished to speak, closed the public hearing.

The Commission and the Applicant discussed:

- The Fair Housing Act
- The protection of interior blocks
- The setbacks and the fire lanes and how that ties in with attainably priced housing
- Whether a similar project has come before the Commission previously

## **MOTION**

**Commissioner Matt Lyon stated, I make a motion to table the Planned Development PLNPCM2021-00045 pending the City Council approval of the Master Plan zoning amendment and a motion to table Conditional Use PLNPCM2021-00046 until additional clarity on the fair housing act can be supplied.**

Commissioner Jon Lee seconded the motion. Commissioner Bachman, Lee, Lyon, Paredes, Young-Otterstrom voted “aye”. Commissioner Barry voted “no”. The motion to table passed 5 to 1.

~~Commissioner Matt Lyon stated, based on the initial staff report and the information presented and the input received in a public hearing with the Planning Commission forward a favorable recommendation to the City Council for the Zoning Map Amendment PLNPCM2021-00047 and the Zoning Map Amendment PLN~~

**RECALLED**

~~Commissioner Amy Barry seconded the motion. Commissioner Bachman, Barry, Lee, Lyon voted “aye”. Commissioners Paredes and Young-Otterstrom voted “no”. The motion passed 4 to 2.~~

Commissioner Adrienne Bell rejoined the meeting.

**Encircle Family Services Rezone at approximately 331 South 600 East** - Wade Budge and McKay Ozuna, representing the property owner, are requesting a zoning map amendment to allow for the establishment of a small café within the property owner’s building located at the address listed above. The current zoning is RMF-35 and the Applicants have requested the zoning designation of R-MU-35. The subject property is located in Council District 4 represented by Analia Valdemoros. (Staff contact is Caitlyn Tubbs at caitlyn.tubbs@slcgov.com or 385-315-8115). **Case number PLNPCM2021-00268.**

Caitlyn Tubbs, Principal Planner, reviewed the request outlined in the staff report. She stated that Staff recommends the Planning Commission forward a positive recommendation to City Council.

Adrienne Bell asked if height restrictions were looked at.

The Applicant, Wade Budge, spoke about the reason for requesting the rezone. Jacob Dunford spoke on the purpose of Encircle. Wade Budge shared concept drawings.

Commissioner Scheer opened the public hearing.

**PUBLIC HEARING**

Seeing that no one wished to speak, Commissioner Scheer closed to the public hearing.

**MOTION**

**Commissioner Amy 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 forward a Positive Recommendation to the City Council for the requested Zoning Map Amendment from RMF-35 to R-MU-35 for 0.22 acres at approximately 331 South 600 East for petition PLNPCM2021-00268.**

**Commissioner Maurine Bachman Seconded the motion. Commissioners Bachman, Barry. Bell, Lee, Lyon, Paredes, Young-Otterstrom all voted “aye”. The motion passed unanimously.**

**Cowley ADU at approximately 738 E 1700 S** - Cody Cowley, property owner, is requesting Conditional Use approval for a conversion of the existing loft space above the detached 2-car garage into an Accessory Dwelling Unit (ADU) at approximately 738 E 1700 S. No changes to the exterior are proposed. The subject property is located in the R-1/7000 (Single-Family Residential) zoning district and is located within Council District 7, represented by Amy Fowler. (Staff contact: Linda Mitchell at 385-386-2763 or linda.mitchell@slcgov.com). **Case number PLNPCM2021-00259**

Linda Mitchell, Principal Planner, reviewed the request outlined in the staff report. She stated that Planning Staff is recommending approval for this ADU as proposed.

Commissioner Scheer asked if the applicant wished to speak. The applicant did not wish to speak but said he was willing to answer any questions if there were any.

Commissioner Scheer opened the public hearing.

## **PUBLIC HEARING**

Judy Short, Sugar House Community Council member, is in favor of the application.

Commissioner Scheer closed the public hearing.

## **MOTION**

**Commissioner Adrienne 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 Conditional Use request (PLNPCM2021-00259) as proposed.**

**Commissioner Matt Lyon seconded the motion. Commissioners Bachman, Barry, Bell, Lee, Lyon, Paredes, and Young-Otterstrom voted “aye”. The motion passed unanimously.**

## **OTHER BUSINESS**

**Legislative Update** - Staff from the Department of Community and Neighborhoods will provide an update from the 2021 Legislative session, including changes to state law that impact the function and duties of the Planning Commission

Angela Price gave a presentation providing the Commission with updates regarding the 2021 Legislative session. There were 17 bills reviewed.

**The meeting adjourned at approximately 8:29 pm.**