

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically
Wednesday, August 25, 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: Vice Chairperson Amy Barry; Commissioners Maurine Bachman, Adrienne Bell, Jon Lee, Sara Urquhart, Andres Paredes. Chairperson Brenda Scheer and Commissioner Crystal Young-Otterstrom were excused from the meeting.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; John Anderson, Planning Manager; Paul Nielson, Attorney; Amy Thompson, Senior Planner; Amanda Roman, Principal Planner; Krissy Gilmore, Principal Planner; and Aubrey Clark, Administrative Secretary.

APPROVAL OF THE AUGUST 11, 2021, MEETING MINUTES.

Commissioner Sara Urquhart motioned to approve the August 11 meeting minutes. Commissioner Adrienne Bell seconded the motion. Commissioners Bachman, Bell, Lee, Paredes, and Urquhart voted “yes”. The motion passed.

REPORT OF THE CHAIR AND VICE CHAIR

Chairperson Scheer was not in attendance.

Vice Chairperson Barry stated she had nothing to report.

REPORT OF THE DIRECTOR

Nick Norris commented on the status to remove special exceptions from the code. He stated that City Council asked for options and that it will hopefully be back on the Councils agenda soon. He also commented on the most recent Appeals Hearing and stated that the Appeals Hearing Officer approved to uphold the Planning Commission’s decision.

Conditional Use for the Samoan Independent 7th Day Adventist Church - Jeffery Gardner, of Architectural Nexus, representing the Samoan Independent 7th Day Adventist Church, is requesting Conditional Use approval for a new church building to be located at approximately 1612-1624 South 1000 West in the RMF-35 –Residential Multi-Family zoning district. The proposed new church building includes a multi-function gym space which will also double as a chapel and sanctuary space. The project will also include two classrooms, a small kitchen and support spaces. The property is located within Council District 2, represented by Dennis Faris. (Staff contact: Amy Thompson at 385-226-9001 or amy.thompson@slcgov.com) **Case Number PLNPCM2021-00264**

Amy Thompson, Senior Planner, reviewed the petition as outlined in the staff report. She stated that Staff recommends approval of the conditional use. She noted that the 2 lots would have to be consolidated. She

reviewed that a previous conditional use permit was in place but had not been used in the 1-year time frame which led the applicant to reapply.

The applicant Jefferey Gardner stated that he did not have anything further to add to what Amy presented.

Commissioner Amy Barry open the Public Hearing.

PUBLIC HEARING

Seeing that no one wished to comment, Commissioner Barry closed the public hearing.

MOTION

Commissioner Carolynn Hoskins stated, Planning Staff finds the project generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the conditional Use for the proposed church/place of worship petition PLNPCM2021-002264. I move to approve this petition based on the findings in the staff report that was just presented.

Commissioner Sara Urquhart seconded the motion. Commissioners Bachman, Bell, Lee, Paredes, and Urquhart voted “yes”. The motion passed unanimously.

Special Exception for an Over Height Fence at 2589 E Village Circle - Michael and Sue Workman, property owners, are requesting Special Exception approval for an over height fence within the rear yard of the property located at approximately 2589 E Village Circle. The over height section of fence would be 7 feet 6 inches from finished grade. In residential districts, rear yard fences are permitted up to 6 feet. The property is zoned R-1/12,000 (Single-Family 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 PLNPCM2020-00755**

Amanda Roman, Principal Planner, reviewed the petition as outlined in the staff report. She stated that the Special Exception does not comply with 5 of the 8 specific special exception standards for additional height and 3 of 7 general standards. She confirmed that Staff recommends that the Planning Commission deny the special exception.

There were no questions presented to Staff from the Commissioners.

The applicant, Michael Workman, stated that he will not be sharing a presentation. He stated that the petition has nothing personal to do with their neighbors, that it is more about privacy. He stated that he disagrees with specifically section 21A.52.030 specifically F in the keeping with the character of the neighborhood. He believes that it does. He said many other properties in the neighborhood have fences similar to what they are petitioning. He also commented that they are not prepared to appeal the Planning Commission's decision.

The Commissioners had no questions for the Planner or Applicant.

Commissioner Barry opened the Public Hearing.

Sue Workman, Applicant, clarified what the fencing would look like when complete. She stated that the fence was initially a mutual project with the neighbors, but the neighbors later said they didn't like it.

PUBLIC HEARING

John Anderson read to the record an email that was received from Weiping Zhang in opposition to the petition.

Commissioner Barry closed the Public Hearing.

Commissioner Sara Urquhart asked for clarification on what the standards are for fence height from grade. Amanda Roman, Principal Planner, clarified code for that standard.

Commissioner Paredes asked for clarification about ornamental features added to the fence height and whether additional transparent material could be added to the 6ft height.

MOTION

Commissioner Sara Urquhart 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 deny the Special Exception request (PLNPCM2020-00755) as proposed, because evidence has not been presented that demonstrates the proposal complies with the standards listed.

Commissioner Maurine Bachman seconded the motion. Commissioners Bachman, Bell, Lee, Paredes, and Urquhart voted "yes". The motion to deny the petition passed unanimously.

Ted Konold commented on the fencing saying that the fence height change would not affect the neighbors to the west.

Commissioner Barry asked if the Commission would like to recall the vote. No Commissioner recalled the vote.

Text Amendment for 2nd Story Rooftop Commercial Uses in FB-SE Zone – Bill Grodnik, owner of the property at approximately 2166 S 900 East, has submitted an application for a zoning text amendment that would impact all properties in the FB-SE (Form Based Special Purpose Corridor Edge Subdistrict) citywide. The FB-SE zone currently limits commercial or nonresidential uses to first two stories and a height of 30 feet. The proposed text amendment would allow for rooftop commercial uses above the second story, subject to meeting the 30-foot height limitation. The proposed amendment affects section 21A.27.040.D FB-SE Building Form Standards. Related provisions of Title 21A Zoning may also be amended as part of

this petition. (Staff contact: Amy Thompson at 385-226-9001 or amy.thompson@slcgov.com) **Case number PLNPCM2021-00431**

Amy Thompson, Senior Planner, reviewed the petition as outlined in the staff report. She stated that Staff recommends the Planning Commission forward a positive recommendation to City Council regarding this request. This amendment would allow for rooftop commercial uses above the second story in FB-SE zones city wide.

The Commission and Staff discuss:

- The 30-foot height requirement standards
- Why rooftop uses are not currently permitted in the the FB-SE zone

The applicant representative, Paxton Guymon, said that the application is simple. He stated that he is asking for roof top use on the second story as long as it meets the 30ft height requirement in the FB-SE zone as well. It is currently only allowed on top of a single story. He pointed out that the roof already has a sound barrier wall installed to block noise.

The Commissioners had no questions for the Applicant at this time.

Commissioner Barry opened the Public Hearing.

PUBLIC HEARING

Judi Short, Community Council Member, stated that in general they are in favor of the proposal. She said there are some specifics that bother them. The 30ft height requirement and the sound barriers are of a concern. She states that they are recommending a conditional use.

George Chapman, call in user, stated that he is against the proposal. He stated that he is concerned that the parking will be an issue with the popularity of roof top bars.

Sarah Woolsey stated that she is a resident on Hollywood avenue. She spoke about being in close proximity to a loud business and how it impacts close residential streets. She is in opposition to the petition.

Commissioner Barry closed the Public Hearing.

Bill Grodnik commented on the importance of having outdoor dining during the pandemic.

The Commissioners, Staff and Applicant discussed:

- The noise concerns brought forth in the public hearing
- Whether the request should move forward as a permitted or conditional use

Commissioner Urquhart said she disagrees with Commissioner Paredes and Judi Short saying that people buy houses all of the time and have the ability to check the zoning. That they shouldn't vote based on people who might buy a house in the area in the future. She stated she would move to push a positive recommendation to the City Council.

Commissioner Lee stated that he agrees with Commissioner Urquhart.

Commissioner Bell asked if Commissioners Lee and Urquhart were in favor of the petition as drafted. They stated they would want it as a permitted use.

MOTION

Commissioner Bell stated, based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission forward a positive recommendation to the City Council regarding the proposed amendments to section 21A.27.040.D FB-SE Building Form Standards related to commercial uses above the second story. The Commission finds that the proposed amendments comply with the review standards as demonstrated in Attachment D of the staff report.

Commissioner Maurine Bachman seconded the motion. Commissioner Bell, Hoskins, Lee, Bachman and Urquhart voted “yes”. Commissioner Paredes voted “no”. The motion passed 5 to 1 in favor of the petition. A positive recommendation was forwarded to City Council.

2200 W AG-2 to M-1 Zoning Map Amendment - Chad Salmon, property owner, is requesting to amend the existing zoning for one parcel located at approximately 2060 N 2200 W. The proposed change is from the AG-2 (Agricultural) to the M-1 (Light Manufacturing) zoning district. The amendment is to implement the master plan zoning and to accommodate future development of the property. No specific site development proposal has been submitted at this time. The property is located within Council District 1, represented by James Rogers. (Staff contact: Krissy Gilmore at 385-214-9714 or kristina.gilmore@slcgov.com) **Case number PLNPCM2021-00575**

Krissy Gilmore, Principal Planner, reviewed the petition as outlined in the staff report. She stated that the Community Council is against the petition. She commented that the plan does generally meet the intention of the Master Plan recommendations. She also stated that Staff recommends the Planning Commission forward a positive recommendation to City Council.

Nick Smith, applicant, stated that there is no current intended use for the property.

Commissioner Barry opened the Public Hearing.

PUBLIC HEARING

Lynn Skidmore stated that he wanted to make sure the emailed letter from Dorothy Owen was read. It was confirmed that the email was received and read.

Seeing that no one else wished to speak Commissioner Barry closed the Public Hearing.

Nick Smith stated that they may or may not be able to keep the trees on the property based on what ends up on the property.

Commissioner Barry asked Staff if there is an urban forestry requirement in the M1 zone. Staff clarified that there are street tree requirements on all public streets and that there is a requirement in the code to remove what is defined in the code as a specimen tree. And that the removal of those trees is subject to the urban forestry approval even on private property.

MOTION

Commissioner Maurine Bachman 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 to approve PLNPCM2021-00575.

Commissioner Adrienne Bell seconded the motion. Commissioners Hoskins, Urquhart, Lee, Bachman, Paredes, and Bell voted “yes”. The motion passed unanimously with a positive recommendation forwarded to City Council.

Tech Related Land Uses - A proposal initiated by Mayor Erin Mendenhall to add tech related land uses to the zoning code and identify the zoning districts where the new tech related land uses would be allowed and under what conditions the uses may be allowed. The proposal impacts zoning districts citywide and impacts multiple sections of Title 21A Zoning. Related provisions of Title 21A may also be amended as part of this petition. Information on this proposal can be found at <https://www.slc.gov/planning/2021/05/21/tech-lake-city-zoning-updates/> (Staff contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com) **Case number PLNPCM2021-00551**

Nick Norris, Planning Director, review the petition as outlined in the staff report. He stated that Staff recommends that Planning Commission forward a positive recommendation to City Council. He covered the potential uses under the proposed zoning amendment.

Commissioner Bell asked for clarification on biomedical uses.

Clark Cahoon spoke on the benefits of the proposed amendments as Salt Lake City grows.

Commissioner Barry opened the public hearing.

PUBLIC HEARING

Judi Short commented that she doesn't know what RP or BP zoning is. She appreciates that manufacturing has been taken out the definition. She proposed that should the use be changed for a school or church that it be changed back to housing zoning.

Commissioner Barry closed the public hearing.

Nick Norris clarified that RP zone is research park zone and BP zone is business park zone, or M1 light. He stated that institutional zoning should allow housing and the housing should be added that fits that zone.

Commissioner Bell feels this is a huge step forward increasing economic opportunities and development opportunities within the city.

MOTION

Commissioner Adrienne Bell stated, based on the information in the staff report, the information presented, the input received during the public hearing, and the discussion of the commission, I move that the Planning Commission recommend that the City Council adopt PLNPCM2021-00511 technology related land uses zoning amendments as proposed.

Commissioner Carolynn Hoskins seconded the motion. Commissioners Urquhart, Paredes, Lee, Hoskins, Bell, and Bachman voted “yes”. The motion passed unanimously with a positive recommendation to be forwarded to City Council.

The meeting adjourned at 7:41.