

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**This meeting was held electronically**  
**Wednesday, September 8, 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, and Jon Lee. Commissioners, Adrienne Bell, Andres Paredes, Sara Urquhart, and Crystal Young-Otterstrom were excused.

Planning Staff members present at the meeting were: Michaela Oktay, Planning Deputy Director; Wayne Mills, Planning Manager; Hannah Vickery, Attorney; Katia Pace, Principal Planner; Aaron Barlow, Principal Planner; and Marlene Rankins, Administrative Secretary.

**APPROVAL OF THE AUGUST 25, 2021, MEETING MINUTES.**

**MOTION**

**Commissioner Hoskins moved to approve the August 25, 2021 meeting minutes.**

**Commissioner Bachman seconded the motion. Commissioners Bachman, Lee, and Hoskins 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**

Wayne Mills, Planning Manager, stated he had nothing to report.

Michaela Oktay, Planning Deputy Director, stated she had nothing to report.

**Bueno Avenue Apartments - Zoning Map and Master Plan Amendment at approximately 129 South 700 East** - Kevin Perry, representing the property owner, is requesting approval for a master plan and zoning map amendment to accommodate 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 rooming (boarding) house on the interior of the site. The rooming house would consist of 65 units ranging from 1 bedroom to 4-bedroom units. The total site is approximately 1.55 acres. The proposed project is also subject to a planned development and a conditional use. A previous public hearing was held with the Planning Commission on June 23, 2021 where the commission voted for a favorable recommendation to amend the master plan and zoning map, but the vote was later recalled because City code requires that the Planning Commission consider the housing mitigation report required for zoning amendments prior to making a recommendation to the City Council. The planned development and conditional use associated with this project were tabled by the Planning Commission and will be considered at a later date. The following applications will be reviewed at this time:

- a. **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. As part of the Zoning Amendment the Planning Commission will review a Housing Loss Mitigation Report. The applicant is requesting to amend the zoning map designation of the seven parcels zoned SR-3 to RMF-45. **Case number PLNPCM2021-00048**
- b. **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". **Case number PLNPCM2021-00047**

The project is located within the RMF-45 (Moderate/High Density Multi-Family Residential District) and the SR-3 (Special Development Pattern Residential District) and 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))

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 favorable recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification on what is the definition of a unit in a rooming house

Kevin Perry, applicant, provided clarification on the commission's question on definition of unit. He also provided a presentation along with further details.

The Commission, Staff and Applicant discussed the following:

- Clarification on whether the applicant would build the number of units allowed
- Clarification on whether there is a definition of a unit in a rooming house
- Reason for the requested master plan amendment

## **PUBLIC HEARING**

Chairperson Scheer opened the Public Hearing;

Melinda Main, Board member for the East Central Community Council - Stated they do not support the change in zoning.

Cindy Cromer – Stated the bundling of all four requests conveyed that the project was a done deal to tenants, property owners and businesspeople in the area and on the block. She stated this proposal sweats the land and pushes the land beyond its carrying capacity.

Jessie Anderson – Stated her opposition of the request. She requested that the commission deny the request.

Alex Benton – Stated he is in opposition of the request. He stated his concern that rent will increase in the surrounding neighborhood.

Jeff Taylor – Stated his support of the request. He stated that there is a need for affordable housing.

John Ribbons – Stated his opposition of the request.

Madeline Gearheart – Stated this is likely to have the opposite effect of affordable housing.

Bruce Johnson – Stated his support of the request.

Keenan Wells – Stated he would like to see actual affordable housing; attainable is not affordable.

Michael Valentine – Stated his opposition of the request. He also stated that they are dormitories.

Jen Colby – Stated her opposition of the request.

Jared Zemp – Stated regardless of zoning and regardless of enforcing, we start to see single-family homes turn into multi-family dwellings regardless. He also stated the market determines the rent price and stated his support of the request.

Monica Hilding – Stated her opposition of the request and strongly requested a negative recommendation to the City Council.

Sarah J. Balland – Stated Cooperation SLC opposes the request.

Tears B – Stated his opposition of the request.

Trapper Roderick – Provided an email comment stating his opposition of the request.

Katy Ducos – Provided an email comment stating her opposition of the request. She also stated concerns with having to share kitchens.

David Beams – Provided an email comment stating he was a previous tenant on the property.

Angelo Montenegro – Stated his opposition of the request and urged the commission to vote against the proposal.

Casey McDonough – Stated his opposition of the request and urged the commission to vote against the request.

Dylan Stoddard – Stated his opposition of the request. He also stated that there are many other empty lots within the City that can and should be used.

Laurel Clayson – Stated her opposition of the request. She also stated this removed an adult choice of who one lives with.

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

The applicant addressed the public comments and concerns.

Chairperson Scheer stated she is not in favor of the project.

## **FIRST MOTION FAILED**

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 forward a favorable recommendation to the City Council for the Master Plan (PLNPCM2021-00047) and Zoning (PLNPCM2021-00048) amendments with the following conditions:

1. That the planned development and conditional use are approved by the Planning Commission,
2. That the 10 parcels be consolidated into one parcel.

Discussion was made regarding the motion.

Commissioner Barry withdrew the conditions listed.

Commissioner Lee seconded the motion. Commissioners, Barry and Lee voted “Aye”. Commissioners Bachman, and Hoskins voted “Nay”. The Chair voted Nay as a tie breaker. The motion failed 2-3.

Commissioner 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 recommend that the City Council deny the Master Plan (PLNPCM2021-00047) and Zoning (PLNPCM2021- 00048) amendments, for the following reasons:

**For the reasons that it is not compatible with the master plan and the context of the neighborhood.**

Commissioner Hoskins seconded the motion. Commissioners Bachman, and Hoskins voted “Aye”. Commissioners Barry, and Lee voted “Nay”. Chairperson Scheer voted Aye as a tie breaker. The motion passed 3-2.

**Baggett Accessory Dwelling Unit at approximately 2274 S Green Street** - Michael Lawlor of Branch Design, representing the property owner, has requested conditional use approval for a 17-foot tall, 674.5-square-foot accessory dwelling unit (ADU) that will be situated in the rear, southwest corner of the property located at 2274 South Green Street. The property is zoned R-1/7,000, Single Family Residential District, where ADUs that are separate from the primary structure must be processed as a conditional use. This property is located within Council District 7, represented by Amy Fowler (Staff contact: Aaron Barlow at (385) 386-2764 or aaron.barlow@slcgov.com) **Case number PLNPCM2021-00653**

Aaron Barlow, 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 request with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on zoning regulations pertaining to nightly rentals

Dave Brach, applicant, provided a brief presentation along with additional details and was available for questions.

## **PUBLIC HEARING**

Chairperson Scheer opened the Public Hearing;

Judi Short, Sugar House Community Council Land Use Chairperson – Stated this particular block is cautious about ADU's. This is the first ADU that the community council has approved.

Nick Baston – The owner of the property provided further information for the request.

Keenan Wells – Questioned on whether a future owner will be allowed to utilize the ADU as an air bnb.

Jen Colby – Stated ADU's should be allowed by right across the City.

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

## **MOTION**

**Commissioner Bachman 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 (PLNPCM2021-00653) with the conditions listed in the staff report.**

**Commissioner Hoskins seconded the motion. Commissioners Bachman, Barry, Hoskins, and Lee voted "Aye". The motion passed unanimously.**

**The meeting adjourned at 7:35 pm**