

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically
Wednesday, September 22, 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, Adrienne Bell, Andres Paredes, Sara Urquhart, and Mike Christensen.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; John Anderson, Planning Manager; Paul Nielson, Attorney; Wayne Mills, Planning Manager; Amanda Roman, Principal Planner; Katia Pace, Principal Planner; Daniel Echeverria, Senior Planner; Aubrey Clark, Administrative Secretary.

APPROVAL OF THE SEPTEMBER 8, 2021, MEETING MINUTES.

Commissioner Adrienne Bell motioned to approve the September 8, 2021 meeting minutes. Commissioner Maurine Bachman seconded the motion. Commissioners Maurine Bachman, Amy Barry, Jon Lee, Carolynn Hoskins. Commissioner Sara Urquhart, Adrienne Bell, and Michael Christensen abstained from voting. Commissioner Andres Paredes was not yet connected to the meeting.

REPORT OF THE CHAIR AND VICE CHAIR

Commissioner Scheer mentioned the new Commissioner Mike Christensen. Vice-Chairperson Amy Barry stated that she has nothing to report

REPORT OF THE DIRECTOR

Direct Nick Norris remarked that Commissioner Mike Christensen had done his State required training. He also remarked on City Council's adoption of the changes to fence heights. He also spoke on off-street parking regulations and the process to eliminate special exceptions in the city code.

PUBLIC HEARINGS

Building Height & Grading Special Exceptions at approximately 1484 E Tomahawk Drive - Mitchell Peterson, the property owner, 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-3/12,000 Foothills Residential District. The subject property is located at 1484 E Tomahawk Drive and is undeveloped. The additional building height ranges between 1.5 and 5.5 feet along the northeast and east building façades. The grade

changes require approval to exceed 6 feet within the buildable area and 4 feet within the required front and rear yard areas for a portion of the driveway and to create a backyard patio. The subject property is located within the FR-3/12,000 Foothills Residential and is located in Council District 3, represented by Chris Wharton. (Staff contact: Wayne Mills at (385) 226-8461 or wayne.mills@slcgov.com) **Case Number PLNPCM2021-00372**

Wayne Mills, Planning Manager, reviewed the petition as outlined in the staff report. He stated that Staff recommends approval of the project. He briefly covered the project.

Chairperson Brenda Sheer turned the meeting over to the applicant.

Mitchell Peterson, the applicant, stated that he has worked closely with the architect to design a home that fits as closely as possible with the guidelines. He shared slides of the proposed project to show the grade changes. He also commented on the natural space of his lot and that the design of the home is to keep the natural feel of the property. He says the home works with the topography of the lot to try and create a home that limits the environmental and visual impact, gets as close as possible to the regulations as it can and exceeds the limits in the areas where it will not impair view or impact surrounding properties. The home's small footprint reduces the required deforestation which reduces erosion and environmental impact.

Commissioner Barry asked about the rear grade exception on the patio. The applicant stated that he is trying to increase the upper yard area, stating that it will be accomplished over a grade change versus a 6ft wall.

Commissioner Scheer opened the public hearing.

Jeff Black is wondering why the applicant isn't building on the flat southern end. He commented on section P regulations for the Foothill District. He is against the petition.

Tom Brooks, a neighbor to the property, stated that the lot was subdivided and is subject to up to a 30 percent grade. Against the petition.

Chairperson Scheer commented that the Commission had received several emails regarding the matter, and they read them all and are considering them.

Shane Wright is a resident of Spring Village Neighborhood. Worried that the area would be overdeveloped. He commented on the buildable area being an animal highway. Against the petition.

Trapper Roderick, the contractor for the project, commented on the soundness of the project.

Commissioner Scheer closed the public hearing.

Commissioner Scheer asked the applicant if he would like to respond to any of the questions. The applicant stated that he is not allowed to build the home on the rear 35 feet. He also responded to Tom Brooks's comments that he received multiple bids from multiple engineers. He stated that he is asking for a special exception to maintain as much of the unique topography of the lot as possible.

Chairperson Scheer opened the meeting to the Commission.

Commissioner Bell commented on the special exception process, saying that it is not an opportunity for every landowner to come before the commission and ask anything they want. She said there is a process outlined in the code.

Director Nick Norris let the Commission know that Andres Paredes is now connected to the meeting via a call-in number.

MOTION

Commissioner Mike Christensen 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 PLNPCM2021-00372.

Commissioner Sara Urquhart seconded the motion.

Director Nick Norris interjected that Andres Paredes had not been in the meeting long enough to hear the item. Chairperson Scheer stated she would skip him for the vote of this item.

Commissioners Maurine Bachman, Sara Urquhart, Amy Barry, Jon Lee, Michael Christensen, Adrienne Bell, and Carolynn Hoskins voted “yes”. The motion passed.

Jefferson Court Planned Development & Preliminary Condo Plat - Northstar Builders, represented by Kaia Ragnhildstveit, is requesting planned development and preliminary condo plat approval for an infill development at approximately 850 S Jefferson Street. The property is located in the FB-UN1 Form-Based Urban Neighborhood District. The proposal is to construct one new "urban house" and three new "row houses". There is an existing single-family home on the property that will be retained and renovated as a part of the proposal. Planned Development approval is required to modify the project's front and rear yard setbacks. The property is located in Council District 4, represented by Ana Valdemoros. (Staff contact: Amanda Roman at (385) 386-2765 or amanda.roman@slcgov.com) **Case numbers PLNPCM2021-00421 & PLNSUB2021-00789**

Amanda Roman, Principal Planner, reviewed the petition as outlined in the staff report. She stated that Staff recommends approval with the conditions listed in the staff report.

Kaia Ragnhildstveit, the applicant, spoke to the reason they are asking for the setback exceptions. She stated they want to add more parking and provide greater space between the homes on the street and the new housing.

Chairperson Scheer opened the public hearing.

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

Commissioner Barry stated that she enjoys when Northstar builds around her neighborhood and feels the setbacks are appropriate.

MOTION

Commissioner Amy Barry 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 (PLNPCM2021-00421) and Preliminary Condo Plat (PLNSUB2021- 00789) as proposed, subject to complying with the conditions listed in the staff report.

CommissionerCarolynn Hoskins seconded the motion. Commissioners Maurine Bachman, Sara Urquhart, Jon Lee, Amy Barry, Andres Paredes, Michael Christensen, and Carolynn Hoskins voted “yes”. The motion passed.

@2100 Apartments II Design Review - G. Lyman Adams, the property owner, is requesting approval for a new multi-family residential building located at approximately 1967 S 300 West. The proposed project is for a 160-unit apartment building that would sit on 1.98 acres and would range from a studio, one-bedroom, and two-bedroom floorplans. The proposed building height would be 77 feet and 3 inches tall, consisting of 4 levels of apartments over two levels of parking. The Design Review process is needed for the additional 17 feet and 3 inches of building height over the 60-feet allowed in the CG General Commercial Zone. The subject property is located in Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at (385) 226-8499 or katia.pace@slcgov.com) **Case number PLNPCM2021-00204**

Katia Pace, Principal Planner, reviewed the petition as outlined in the staff report. She stated that Staff recommends approval of the project.

Commissioner Barry is concerned the CG may not be the best zone for this project. Nick Norris commented that there is a plan to submit a grant to the Wasatch Front Regional Council through their transportation land use connection to update the plan and the zoning along the 300 West corridor from 2100 South to 900 S. He stated that if awarded, the grant it would be allotted in spring.

Commissioner Scheer opened the meeting to the applicant.

David Kocherhans, the applicant, shared that he believes it will be a good addition to the area. He said it would be a positive influence on the neighborhood.

Brent Hilton spoke on the project and stated that they would be willing to adjust the design to comply with the Commission’s decision.

Commissioner Barry stated that she is concerned about the lack of pedestrian-owned spaces. Brent Hilton spoke on the interior court that will include a pool area, a meeting area, and a gym. Lyman Adams stated that there will be a new eight-foot sidewalk that will increase accessibility.

Commissioner Scheer opened the public hearing.

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

Nick Norris commented that if the Commission approved the proposal the applicant has mentioned there may be a little give and take on the height as they get through their final designs and start construction drawings. He stated that the Commission may want to consider granting some flexibility within a certain range for that height. Chairperson Scheer asked for some clarification.

Commissioner Urquhart stated that she spent time at the subject property and wonders if there will be fencing. The applicants stated there will not be fencing on phase two but that phase one will maintain the installed fencing.

Commissioner Lee is upset with the quality of the materials used on the project.

MOTION

Commissioner Sara Urquhart stated, Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission vote to APPROVE the Design Review application for the @2100 II Apartments located at approximately 1967 S 300 West, file PLNPCM2021-00204. Delegating back to staff within reason, or within 5 feet of the proposed height, Staff has final approval.

Commissioner Adrienne Bell seconded the motion. Commissioner Maurine Bachman, Sara Urquhart, Amy Barry, Jon Lee, Andres Paredes, Michael Christensen, Adrienne Bell, and Carolyn Hoskins voted “aye”. The motion passed unanimously.

Significant Water Consuming Land Uses Text Amendment - Mayor Erin Mendenhall has initiated a petition to amend the text of the zoning ordinance related to land uses that consume significant amounts of water. The proposal would implement a limit on the amount of water that certain land uses can utilize. The limit affects multiple zones and multiple land uses citywide. The ordinance also amends and clarifies the definitions of related land use terms. Other related standards of Title 21A Zoning may be amended as part of this petition. (Staff contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com) **Case number PLNPCM2021-00635**

Senior Planner Daniel Echeverria review the petition as outline in the staff report. He stated that Staff recommends a positive recommendation be forwarded to City Council.

Commissioner Scheer asked for clarification on how use is defined. Daniel Echeverria clarified. Commissioner Bell asked for clarification on existing uses that exceed the proposed amount. She wanted to know if they are frozen at what their current water use is or if they want to expand can they increase their water consumption. Daniel Echeverria stated the City would not issue a building permit that would allow more water use.

Commissioner Bell asked if the City cemetery used culinary water to water their grounds. Laura Briefer answered that yes, they do.

Chairperson Scheer wanted to know if the City has a secondary water source. Laura Briefer stated that there is nothing widespread. She clarified that a couple of the city parks and golf courses are water with Jordan River water rights but there is not a city-wide secondary water system.

Chairperson Scheer asked about water reuse at refineries and data centers and whether that was allowable. Laura Briefer stated that the data center water is evaporated but the water at the refinery could potentially be recycled for their uses.

Chairperson Scheer opened the meeting for public hearing.

Connor Peterson with the Utah Department of Agriculture and Food said his main concern is with how this would impact agricultural producers. He said the drought has already had a hard impact on the agricultural community and noted his department's support of the agricultural exemption in the language.

Brad Shafer with Marathon Petroleum said that they are cognizant of how much water they use but they are always looking for ways to reduce their water use. They would like the opportunity to work with the public utilities on their usage.

Seeing that no one else wished to speak Chairperson Scheer closed the public hearing.

Commissioner Sara Urquhart asked how the number were calculated. Daniel Echeverria stated that they compiled the data from January to June of 2021 and also the last 3 years.

Laura Briefer spoke on how the city utilities calculate to those usages.

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 recommend that the City Council approve the proposed text amendment, PLNPCM2021-00635 Significant Water Consuming Land Uses Text Amendment.

Commissioner Amy Barry seconded the motion. Commissioners Maurine Bachman, Sara Urquhart, Amy Barry, Jon Lee, Andres Paredes, Michael Christensen, Adrienne Bell, and Carolyn Hoskins all voted "yes". The motion passed with a positive recommendation to City Council.

OTHER BUSINESS

Chairperson and Vice-Chairperson Elections

Commissioner Amy Barry is nominated for Chair.

Commissioners Bachman, Urquhart, Lee, Paredes, Christensen, Bell, Hoskins all voted "yes".

Amy Barry is the next Chairperson for the Planning Commission.

Commissioner Bell was nominated. Commissioner Lee was nominated. Both turned down their nomination.

Commissioner Bachman was nominated.

Commissioners Urquhart, Barry, Lee, Paredes, Christensen, Bell, and Hoskins all voted “yes”.

Commissioner Maurine Bachman is the new Vice-Chairperson for the Planning Commission.

The meeting adjourned at 7:55 pm.