

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**This meeting was held electronically**  
**Wednesday, December 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 Amy Barry, Vice-Chairperson Maurine Bachman, Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, and Aimee Burrows. Commissioners Adrienne Bell, Brenda Scheer, and Sara Urquhart were excused.

Planning Staff members present at the meeting were: Nick Norris, Director; Kelsey Lindquist, Planning Manager; Paul Nielson, Senior City Attorney; Kristina Gilmore, Senior Planner; Diana Martinez, Principal Planner; Aaron Barlow, Principal Planner; Lex Traugher, Senior Planner; Aubrey Clark, Administrative Secretary.

Chairperson Amy Barry read the virtual meeting determination.

**REPORT OF THE CHAIR & VICE-CHAIR**

Chairperson Barry stated that she had nothing to report.  
Vice-Chair Bachman stated that she had nothing to report.

**REPORT OF THE DIRECTOR**

Director Nick Norris reported on changes that were adopted by City Council. He shared that the Council did adopt the proposal regarding high volume water use, lowering the cap from 300,000 gallons to 200,000 gallons. He said that Council has asked the other divisions within the City propose code changes to further help in water conservation. He also said that Council denied the zoning map amendment proposal around 1900 South and 1300 East. They also held a few public hearings and approved a couple of alley vacations. He also said that the Council did adopt changes to the Sugar House Business District zoning.

**APPROVAL OF THE NOVEMBER 10, 2021 MEETING MINUTES**

**Commissioner Maurine Bachman motioned to approve the minutes. Commissioner Mike Christensen seconded the motion. Commissioners Maurine Bachman, Aimee Burrows, Mike Christensen, and Andres Paredes voted “yes”. Commissioner Andra Ghent abstained. Commissioner Jon Lee was unable to vote due to connectivity issues. The motion passed.**

**PUBLIC HEARINGS**

There were a few minutes taken to get Jon Lee connected to the meeting so that he could participate.

**Conditional Use ADU at approximately 1849 East 1300 South** - The property owner, Clayton Morgan, is requesting Conditional Use approval to build an Accessory Dwelling Unit (ADU) over a detached garage at the above-listed address. The ADU would measure approximately 416 square feet in size and 22 feet in height. The subject property is zoned R-1/5,000 (Single Family Residential) and is located within Council District 6, represented by Dan Dugan. (Staff contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2021-00533**

Senior Planner Krissy Gilmore reviewed the petition as outlined in the staff report. She stated that Staff recommends approval with conditions. She stated that public comment has raised concern over the proposed height. She clarified that the proposed structure meets all lot and bulk standards in the zoning regulations.

Applicant Clayton Morgan commented on his love the neighborhood and stated that he believed the ADU will be consistent with the adjacent structures. He also said he felt it was the right thing to do based on the housing needs of the City. He does not feel that having the ADU would change the character of the neighborhood.

## **PUBLIC HEARING**

Chairperson Barry opened the public hearing.

- Jen Colby – in favor of the petition

Chairperson Barry closed the public hearing.

Commissioner Paredes asked if there was a basement as part of the proposal. Staff clarified that there would be a basement under the garage.

Commissioner Burrows asked for clarification on the garage footprint. Staff clarified that the footprint would be the same, but it would be a two-car garage. Commissioner Burrows also asked for clarification on the hip roof height. Staff clarified that it would be 22 feet at its highest point and that the wall height on the ADU will not be as low as the wall height on the existing home. Staff also clarified that there was no code that distinguished between those in the 80 ordinance as long as the overall height was the same. She stated that the zoning administrator and the city attorney looked into the ordinance and found that the ADU ordinance overrides the Yalecrest compatible infill overlay zone.

Senior City Attorney Paul Neilson clarified that the Zoning Administrator was Joel Paterson, and he has authority to interpret the code. Mr. Neilson said that his role was to offer an opinion as to how the court would interpret those competing provisions and that they go through a statutory construction exercise. He stated that it was his opinion that of a court were to look at our interpretation that the court would uphold that interpretation.

Commissioner Burrows asked for clarification on whether it would override the historic district overlay. Director Nick Norris said it would not take precedent over a local historic district or the Historic Landmark Commissions authority per code.

## **MOTION**

**Commissioner Andra Ghent 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 (PLNPCM2021-00533) subject to the conditions listed in the staff report. The condition for reference is the single condition that the rebuild and replacement of the existing garage is subject to meeting the rebuild requirements of 21a.38.050 non-complying structures and all other applicable zoning standards.**

**Commissioner Mike Christensen seconded the motion. Commissioners Jon Lee, Andra Ghent, Maurine Bachman, Andres Paredes, Mike Christensen, and Aimee Burrows voted “yes”. The motion passed unanimously.**

**Wasatch Avenue Trust Planned Development at Approximately 1387 West Wasatch Avenue** - Wasatch Avenue Trust, representing the property owner, is requesting approval for a Planned Development to subdivide the property listed above in order to create a second lot to build a single-family dwelling at a future date. Planned Development approval is required to reduce the east side yard setback from ten feet to 7.17 feet, and to reduce the lot width from 50 feet to 37.53 feet for both lots. The existing single-family home on lot 1 will be retained. The property is zoned R-1/5,000 (Single-Family Residential) located within Council District 2, represented by Dennis Faris. (Staff contact: Diana Martinez at 801-535-7215 or [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)) **Case number PLNPCM2021-00681 & PLNSUB2021-00938**

Principal Planner Diana Martinez reviewed the petition as outlined in the staff report. She stated that Staff recommends approval of the application.

Chairperson Barry asked if there was going to be an easement required for the driveway. Staff said that an easement would be needed for the two homes sharing a driveway because it is not a condition listed in the staff report and is required by code.

Applicant Jacob Billitteri stated that they are requesting the planned development and subdivision for an extra-large lot located within the west side master plan. He said the lot will be divided into two lots roughly 37.5 feet in width. He said it will fulfill the infill requirements while not demolishing any existing structures. He stated that while the proposed lots are not compliant with code there are quite a few lots within the neighborhood with similar sized lots. He also highlighted that because of the shared driveway there will be a significant distance between the two structures once the second structure is built.

## **PUBLIC HEARING**

Chairperson Barry opened the public hearing. Seeing that no one wished to speak she closed the public hearing.

## **MOTION**

**Commissioner Andra Ghent stated, Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve the Wasatch Avenue Trust Planned Development PLNPCM2021-00681 (PLNSUB2021-00938).**

**Commissioner Maurine Bachman seconded the motion. Commissioners Mike Christensen, Maurine Bachman, Andres Paredes, John Lee, Aimee Burrows, and Andra Ghent votes “yes”. The motion passed unanimously.**

### **Central Park Townhomes Planned Development at Approximately 1861 South 1300 East**

- Chase Manning of EDGEhomes, representing the property owner, has requested Planned Development approval to construct five new three-story townhomes at the above-listed address. The applicant is requesting Planned Development approval for a reduction of the minimum lot width from 25 feet to 20 feet, and an additional five feet of height (beyond the 30-foot maximum) to accommodate railings for decks on the roofs of the proposed townhomes. Each townhome would sit on its own lot. The subject property is zoned RMF-30 (Low-Density Density Multi-Family Residential) and is located within Council District 7, represented by Amy Fowler. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case number PLNPCM2021-00886 & PLNSUB2021-00882**

Principal Planner Aaron Barlow review the petition as outlined in the staff report. He stated that Staff recommends approval with conditions. He stated that if denied there are other projects that could be approved that would have a similar impact. The first is three single-family attached units with the same footprint. The second is five-unit multifamily building with a 10-foot setback.

Commissioner Andra Ghent was wondering why the rendering has so much green grass and wondered if that could be reduced. Staff clarified that the rendering does not reflect the actual landscaping and that the applicant would follow landscaping standards.

The applicant Chase Manning Said that they are basically replacing 5 units with 5 units. He addressed 13<sup>th</sup> east being a busy road so that is why they created a circular driveway. He stated that these would be for-sale units and that the landscaping would have low water usage. He also stated that they did a shade study.

Brandon Ruiz, project manager with MGB&A, addressed the landscaping saying that it would be primarily shrubs and ornamental grasses. He stated that the lawns would be in the backyard area of the site and there would only be 733 square feet of that. Addressing the shade study, he said that they did a 3D rendering at different times of day and year. He said that March is the one time of year that the shadow would reach the furthest across but that it does not affect the neighbors. He said that there are currently large mature trees around the lot, and they do not feel it would impact any of the native plants because the large trees are already supplying a large amount of shade and said that any additional shade provided by the building would be minimal.

Commissioner Andres Paredes asked if the building was restricted by code to being no more than 30 feet. Staff confirmed that was correct. Commissioner Paredes asked for clarification on the height that the applicant was asking for. Staff clarified that the applicant is requesting to go up to 35 feet with the addition of the railings on the rooftop deck. Commissioner Paredes asked staff to clarify that the standard says the lot width needs to be 25 feet and the applicant is asking for 20 feet. Staff confirmed that is correct. Commissioner Parades asked if they were requesting this so they could fit more lot on the property. Staff confirmed that is correct.

Chairperson Barry said that she is not a fan of garages being what engages the street, but she understands that has to be the case sometimes. She did not like the home's entrances saying she felt they needed to do better to make them feel more inviting and appealing to the street. She provided some feedback on what she felt would make the streetscape look better including glass doors and railings on the decks. Applicant Chase Manning agreed and felt there could be more attention paid to the entrances. Chairperson Barry added that she felt the change in materials was excessive and made the project look too busy. She felt the façade could be simplified by reducing the number of material changes. She felt that a change of material at the entrance could make it more engaging.

Planning Direct Nick Norris asked where the front door to the unit on the right is because it is not showing up on the renderings. Principal Planner Aaron Barlow stated that the door is setback

on lot five. He also stated that RMF-30 does not have garage standards like single family districts do.

Chairperson Barry stated that she is trying to be consistent with how the Planning Commission is viewing these types of projects.

## **PUBLIC HEARING**

Chairperson Barry opened the public hearing.

- Judy Short, Land Use Chair for the Sugar House Community Council – She stated that of the 19 pages of comments that she received only two people are in favor of the proposal. She felt that building the townhomes taller was detrimental to the style of the neighborhood. She also felt the reduced lot size is detrimental to the potential buyer. She stated that the rooftop decks invade the privacy of the neighbors – In opposition to the petition
- Cindy Cromer – In opposition to the petition
- Jen Colby – In opposition to the petition
- Casey McDonough – In opposition to the petition
- Patrick Depaulis – In opposition to the petition
- Thea Brennan – In opposition to the petition

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

Chairperson Barry commented that while the petition may be denied tonight it will not stop development on the lot. She asked Chase Manning to respond to any of the comments made by the public.

Chase Manning shared that if they were denied the exceptions, they would still develop the lot.

Commissioner Paredes said that he feels the applicant should spend time on his next project reaching out to the community councils for their input to create a great project.

Commissioner Ghent said she was concerned when they send a project back to the developer again and again which then raises the price point at which they sell the units and that affects the surrounding housing costs. She stated that she does like the design. She doesn't feel that the modernist design is in conflict with the neighborhood.

Commissioner Barry stated that the Commission has one shot at the project.

Commissioner Burrows stated that Allen Park is a treasure and feels the proposed project doesn't fit with the neighborhood.

Commissioner Lee doesn't feel the design is unique and is missing the mark.

## **FAILED MOTION**

**Commission Andra Ghent stated, Based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the Planned Development request for the Central Park Townhouses (PLNPCM2021-00886) and Preliminary Subdivision (PLNSUB2021-00882) subject to the conditions listed in the staff report.**

- **That the project includes a pedestrian walkway from the sidewalk on 1300 South**

**Commissioner Mike Christensen seconded the motion. Commissioners Aimee Burrows, Jon Lee, Andres Paredes, and Maurine Bachman voted "no". Commissioners Mike Christensen and Andra Ghent voted "yes". The motion failed with 4 "no" and 2 "yes" votes.**

## **MOTION**

**Commissioner Maurine Bachman stated, based on the findings and information listed in the staff report and testimony and plans presented I move the planning commission deny the planned development request for central park townhouses PLNPCM2021-00886 and preliminary subdivision PLNSUB2021-00882 because evidence is not presented been presented to demonstrate the proposal complies with the following standards and I would look at:**

- C. Design and compatibility one the scale and intensity is not compatible with the neighborhood three doesn't maintain the visual character and standard four that the façade doesn't have good pedestrian interest and interaction.**

**Commissioner Jon Lee seconded the motion. Commissioners Andres Paredes, Aimee Burrows, John Lee, and Maurine Bachman voted "yes". Commissioners Mike Christensen and Andra Ghent voted "no". The motion passed with 4 "yes" and 2 "no" votes.**

A five-minute break was taken. The meeting reconvened at 7:09 PM

**Stealth Towers Text Amendment** - Pete Simmons, representing Cellco Partnership (dba Verizon Wireless), is requesting to amend section(s) of title 21A.32.070 PL Public Lands District and 21A.40.090.E Wireless Telecommunication Facilities to increase the allowed height of stealth wireless telecommunication facilities to 75 feet in the PL Public Lands Zoning District. Specifically, this request would allow stealth wireless telecommunication facilities taller than 35 feet in the PL district as a conditional use. The PL district is located city-wide, so this request

would affect all Council Districts. (Staff contact: Aaron Barlow at 385-386-2764 or aaron.barlow@slcgov.com) **Case number PLNPCM2020-00284**

Principal Planner Aaron Barlow review the petition as outlined in the staff report. He stated that Staff recommends the Planning Commission forward a negative recommendation to City Council.

Commissioner Andra Ghent asked for clarification about limited staff resources and what the conditional use means. Director Nick Norris stated that under Utah law that a conditional use may have an increased level of detrimental impact over permitted uses in the same zoning district. He stated that it takes roughly 60-70 hours per application to process plus finding Commission time on the agenda. He said it raises the question as to whether or not it's worth taking something through the Commission process or if there is a better way to do it, but under current statute it has to go through the Planning Commission.

The applicant Pete Simmons reviewed the reason for the petition to amend city code. He said that they were looking for a height extension stating that lower height would cause the signal to be bounced off of building and natural landscape.

## **PUBLIC HEARING**

Chairperson Barry opened the public hearing.

- Judi Short – Concerned about the radiation near schools. Feels it should be a conditional use and that the tower is not in concert with the area.

Director Nick Norris noted for the record that the Commission had previously received a letter from the East Liberty Park Community Organization. Chairperson Barry also noted they received a letter from the Yalecrest Community Council.

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

The applicant was asked if he wished to speak on any of Judi Short's comments. He stated that he felt the tower was in concert with the area based on the local vegetation. He said he hopes to work with the community to create something that will fit in.

Commissioner Lee asked staff in what scenario they see where they can provide cell towers since they are a critical part of the infrastructure. Staff clarified that cell towers are allowed in all districts as long as they follow the standards.



Commissioner Aimee Burrows disclosed that she was previously part of the Eastman's Community Council when this item was before the Council. She stated that she is no longer part of that Council and discussed the topic with Deputy Director Michaela Oktay for clarification on how to move forward. She said that Michaela Oktay instructed her to disclose the information for public record and felt there was no conflict of interest.

Commissioner Andres Paredes wanted clarification on the by right standards for telecommunication placing their towers. Staff clarified that they were allowed to release the towers as long as they don't look like stealth towers and that they have some height exceptions. He also stated that the applicant wanted to go beyond those standards.

## **MOTION**

**Commissioner Aimee Burrows 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 proposed text amendment, PLNPCM2020-00284 Stealth Wireless Facility Zoning Text Amendment.**

**Commissioner Mike Christensen seconded the motion. Commissioner Andra Ghent abstained. Commissioners Lon Lee, Andres Paredes, Maurine Bachman, Aimee Burrows and Mike Christensen voted "yes". The motion passed.**

**Western Gardens Zoning Map Amendment at Approximately 550 South 600 East** - Tyler Morris of Cottonwood Residential is proposing a zoning map amendment for the above-listed address, changing the 2.3-acre parcel from CN (Neighborhood Commercial) to FB-UN2 (Form Based Urban Neighborhood) in its entirety. The parcel is currently occupied by the Western Gardens commercial center. This zoning map amendment change will facilitate the redevelopment of this parcel into a multifamily project. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case number PLNPCM2021-00420**

Senior Planner Lex Traughber review the petition as outlined in the staff report. He stated that it is staff's opinion that a master plan amendment is not needed and reviewed city code standards 218.02.040 and section 21A 50.50. He also stated for the record that additional comments were submitted after the creation of the staff report and that they have been put in the Commission dropbox for consideration. He stated that Planning Staff recommends that the Planning Commission forward a positive recommendation to City Council.

Chairperson Amy Barry asked why the HLC had not been asked for their thoughts on the zoning change. Staff clarified that the Planning Commission had the prerogative to ask the Historic Landmarks Commission for their input. Chairperson Barry then asked whether, in this type of

scenario, the Planning Division takes is before the HLC to get their thoughts. Staff clarified that yes, they have done that.

Commissioner Andres Paredes felt that the Historic Landmark Commission should be part of the discussion since they will be the ones approving any future development on the site.

Chairperson Barry stated the three voting options for this item before the Commission.

Applicant Tyler Morris stated that they are working with the current owners and want to build something that can help them have a durable retirement. He stated that there are multi-family opportunities for the property. He said the feedback they have received seems to agree with that. He reviewed their initial zoning request and stated that because of pushback from the community that they changed the request to FB-UN2. He said it would create an ideal envelope and additional layers for the neighborhood.

## **PUBLIC HEARING**

Chairperson Barry opened the public hearing.

- Randi Perry – Central City Community Council – She said the local residents are disappointed to learn of the potential rezone as well as the loss of Western Gardens as a local resource. She stated that some of the community concerns are the lack of front yard setbacks, excessive hardscapes, and lack of public amenities like open green spaces. She stated that the proposed rezone is incompatible with the Salt Lake City Community Preservation Plan that is meant to help preserve those areas of the City that are uniquely historic and tell the story of the City's historic past. The Council feels that at the very least this proposal needs to be reviewed by the Historic Landmark Commission prior to further discussion.
- Cindy Cromer – does not feel FB-UN2 is the correct zoning for the area.
- Jack Davis – in opposition of the proposed zoning.
- Casey McDonough – in opposition of the petition.
- Email read Planning Manager Kelsey Lindquist into the record from Paul Johnson – Dear Planning Division & Commission,

I join my fellow neighbors in Central City in opposition to this rezoning petition. While FB-UN2 has great potential for the future, in its current state nothing should be rezoned to it until the problems and flaws which it presents are addressed and fixed. We in the Central 9<sup>th</sup> have seen firsthand for many years the unintended side effects of FB-UN2, we have seen no work done to address these concerns and therefore oppose the zoning from being applied elsewhere until the serious work at correction occurs. Major concerns with FB-UN2 include some of the following.

1. FB-UN2 allows very large projects with significant impact to neighborhoods to be built with little to zero community engagement. Projects which will dramatically change the nature and feel of an area permanently are allowed by right without any offsetting quality of life improvements for those who already live or work in the neighborhoods where they are built.
2. In Central 9<sup>th</sup> we've seen how developers have taken advantage of FB-UN2 to build very poor-quality projects which will not stand the test of time.
3. FB-UN2 discourages greenspace and trees. A simple walk around Central 9<sup>th</sup> would show anyone the greenspace desert it's helped create. It would be a terrible shame for such a lovely greenspace as Western Garden to become the micro-unit nightmare of FB-UN2 units you see on West Temple and throughout Central 9<sup>th</sup>, with no greenspace, no trees, no common space for residents to enjoy, and certainly zero benefit to the quality of life for existing surrounding residents and businesses.
4. FB-UN2 also has little influence in ground level engagement which might possibly offset some of the extreme density it allows, but instead our experience is seeing mailboxes and laundry rooms through ground level windows.

There are other issues with FB-UN2 which have been brought to planning and the administrations attention for several years, yet we see no movement to make the minor tweaks and adjustments which would make it a great zoning type for Salt Lake City. Until these serious concerns are addressed and rectified, we cannot in good faith endorse it's use in any part of the city.

Regards,  
Paul Johnson  
Chair, Central 9<sup>th</sup> Community Council

- Jen Colby – Feels it should be zoned RMU-35 not FB-UN2.

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

The applicant stated that the requested rezone is because the current zoning does not allow residential at all. He said that they did consider other zoning options but said they felt they FB-UN2 provides the best options for the property. He did state they want to build something that people like.

Chairperson Barry asked Staff to talk about the Salt Lake City Preservation Plan. She asked specifically about whether that plan supports the FB-UN2 zoning. Senior Planner Lex Traugher said that he did not know off the top of his head. He did state the Trolley Square property was rezoned to FB-UN2 and that it is 430 feet away from the subject property. Chairperson Barry asked if that was the only property with that zoning in the area. Staff replied that it was the only one that he was aware of.

Commissioner Jon Lee said that he is generally against malls in downtown. He felt this project would be good at helping preserve Historic Trolley Square because there will be more people within walking distance. He said he felt it would be good to consider the future use of this area and what would happen to Trolley Square if there ends up being a lack of foot traffic and lack of development. He felt the issue was a little bigger than just the one property.

Commissioner Andra Ghent commented that whether the rezone happens or not the garden center would not remain because the owners may sell.

Chairperson Barry reiterated that some of the options available to the Commission regarding the Historic Landmark Commission comments. She gave the options of making a decision and forwarding it on to the City Council, tabling and asking the HLC for comments and additional information, or they can make a decision and request that staff gets courtesy review of the HLC and includes those comments in the transmittal to the city council.

Direct Nick Norris reviewed the City Preservation Plan. He also read the Central City Community Master Plan that was adopted by City Council in 2012. He sighted action item number 12 where it says it says identify zoning solutions for the block faces across from trolley square on 600 east and 600 south the focus should be to encourage development on vacant partials increase residential density and promote the preservation and adaptive reuse of contributing structures. He said it is important to note that the update to the plan is specific to this black face and site and gives a direction on those parcels that do not contain contributing structures to increase residential density.

## **MOTION**

**Commissioner Andra Ghent stated, Based on the analysis and findings listed in the staff report, testimony, and the proposal presented, I move that the Planning Commission forward a positive recommendation regarding the requested zoning map amendment for the property located at approximately 550 S. 600 East from CN – Neighborhood Commercial to FB-UN2 – Form Based Urban Neighborhood District on to the City Council. The Planning Commission finds that the proposed amendment complies with the review standards as demonstrated in Attachment D of the staff report.**

Chairperson Barry asked Commissioner Ghent if there would be any consideration to include a condition to request a courtesy review from the Historic Landmarks Commission.

Commissioner Ghent felt that would delay things and add further cost and that the request was not necessary.

Chairperson Barry clarified that it would not delay anything. She stated that the comments made by the HLC would be included in the transmittal to City Council

**Commissioner Jon Lee seconded the motion. Commissioner Mike Christensen, Maurine Bachman, Jon Lee, and Andra Ghent voted “yes”. Commissioners Aimee Burrows and Andres Paredes voted “no”. The motion passed with 4 “yes” and 2 “no” votes.**

### **Future Land Use Map & Zoning Map Amendments for the former Sugar House Fire Station**

Mayor Erin Mendenhall has initiated an amendment to the Sugar House Community Master Plan and the Salt Lake City Zoning Map for properties located at approximately 1085 Simpson (2 parcels with the same address), 1095 Simpson, 1097 Simpson and 1104 Sugarmont Drive. The proposal would modify the future land use designation in the Sugar House Community Plan from "Public Lands and Institutional" to " Business District Mixed Use Town Center Scale" and the zoning map from PL Public Lands to CSHBD-1 Central Sugar House Business District 1. The purpose of the proposal is to facility the future development of the site. No development proposals are being considered at this time. The subject properties are located within City Council District 7, represented by Amy Fowler. (Staff contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com) **Case number PLNPCM2021-00914 & PLNPCM2021-01007**

Commissioner Sara Urquhart left the meeting.

Planning Director Nick Norris review the petition as outlined in the staff report. He stated that staff recommends a positive recommendation be forwarded to City Council. He shared the Sugar House Community Plan and said that this proposal helps implement that plan.

Chairperson Barry asked what the current zoning is for the old Deseret Industries building. Staff clarified that it is zoned Central Sugar House Business District 1.

### **PUBLIC HEARING**

Chairperson Barry opened the public hearing.

- Judi Short - Sugar House Community Council – In support of the petition believing the change is consistent with City purposes, goals, objectives, and policies.

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

### **MOTION**

**Commissioner Aimee Burrows 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 PLNPCM2021-01007 and PLNPCM2021-00914 amending the Future Land Use Map in the Sugar House Community Plan and Zoning Map as presented.**

**Commissioner Mike Christensen seconded the motion. Commissioners Andres Paredes, Jon Lee, Maurine Bachman, Aimee Burrows, Andra Ghent, and Mike Christensen voted “yes”. The motion passed unanimously.**

The meeting adjourned at 8:52 PM.