

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326**  
**Salt Lake City, Utah 84111**  
**Wednesday, July 13, 2022**

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, Commissioners, Jon Lee, Levi de Oliveira, Andra Ghent, Rich Tuttle, Andres Paredes, and Mike Christensen. Vice-Chairperson Maurine Bachman, and Commissioners Adrienne Bell, Aimee Burrows, and Brenda Scheer were excused.

Planning Staff members present at the meeting were: Planning Manager Kelsey Lindquist, Planning Manager Casey Stewart, Senior Planner Eric Daems, Principal Planner Rylee Hall, and Administrative Assistant David Schupick.

City Attorney Paul Nielson and Sustainability Program Manager Peter Nelson of the Salt Lake City Department of Sustainability also participated in the hearing.

**Approval of the Minutes**

**Commissioner Mike Christensen moved to approve the June 8, 2022 meeting minutes. Commissioner John Lee seconded the motion. Commissioners Jon Lee, Levi de Oliveira, Andra Ghent, Rich Tuttle, Andres Paredes, and Mike Christensen all voted “yes”. The motion passed unanimously.**

**REPORT OF THE CHAIR AND VICE CHAIR**

Chair Amy Barry stated that she had nothing to report.  
Vice-Chair Maurine Bachman had been excused from the meeting.

**REPORT OF THE DIRECTOR**

Planning Manager Kelsey Lindquist stated that she had nothing to report.

**COMMISSION DISCUSSION**

Commissioner Rich Tuttle disclosed that in the course of visiting a property as preparation for an agenda item (which has since been postponed) he had brief ex parte communication when he was approached by three property neighbors. Commissioner Tuttle stated that there appears to be a dispute related to proper ownership. City Attorney Paul Nielson thanked the Commissioner Tuttle for being proactive regarding a possible recusal, but advised that the brief exchange was unlikely to be compromising. He then stated that a review in private would be appropriate.

Chairperson Barry asked Planning Manager Kelsey Lindquist for a synopsis of the Commissions responsibilities regarding property disputes. Kelsey stated that such disputes, including claims regarding boundary lines are civil matters. Staff requires a notarized authorization for all applications.

Commissioner Andra Ghent requested a review of permitted uses for drive through locations in Sugar House Business District. She said that she is particularly interested in the street design changes along 2100 South. Chair Barry asked Kelsey Lindquist for a report to be presented at the next meeting.

Commissioner Levi De Oliveira stated that he would like to have a review of RV parking ordinances. He stated that his personal research has found that neighboring cities have more specific rules. Kelsey Lindquist stated that RV storage parking is limited to rear yards and interior side yards when shielded from view. Occupied RVs cannot be towed and so they would be allowed to park on the street. Chair Barry asked Kelsey Lindquist for a “future” report on current ordinances and public concerns, especially regarding on-street RV parking.

## **PUBLIC HEARINGS**

1. **Conditional Use Permit for an ADU at approximately 1852 East 2700 South** - Barbara Harvath, the property owner, is requesting approval from the City for a conditional use permit to allow an ADU (Accessory Dwelling Unit) on property located at approximately 1852 East 2700 South. The proposed ADU will be converted from an existing, detached garage located to the rear of the house on the property. The proposed ADU would measure approximately 641 SF in size and 12 feet in height. The subject property is zoned R-1-12,000 (Single Family Residential) and is located within Council District 7, represented by Amy Fowler. (Staff contact: Rylee Hall, Principal Planner, at (801) 535-6308 or rylee.hall@slcgov.com) **Case number PLNPCM2022-00134**

Principal Planner Rylee Hall reviewed the petition, as outlined in the staff report. She stated that no detrimental effects were foreseen and that on-street parking for the ADU was appropriate based on its proximity to mass transit. Staff recommends that the Planning Commission approve the Conditional Use.

Chairperson Barry asked why the applicant isn't adding off-street parking given that 2700 South is a busy street with parking available only on one side of the street at that location. She reiterated that she understood that more parking would not be legally required. The applicant stated that there is available land and that she would consider adding a parking space.

Commissioner Rich Tuttle asked why the applicant was not approved for utilities. Contractor David Harvath stated that a new drawing has been submitted showing water and sewer separated as required. Chairperson Barry commented that the plans must be in compliance at the time a building permit is granted. Kelsey Lindquist stated that the formatting of the remarks might have led to confusion, but that the petition is in compliance.

## **PUBLIC HEARING**

Chair Barry opened the public hearing.  
Seeing that no one wished to speak, Chair Barry closed the public hearing.

## **COMMISSION DISCUSSION**

Commissioner Levi de Oliveira stated that he is not in favor of petitions without off-street parking. Chairperson Barry stated that where on-street parking is allowed the ordinance is satisfied. She stated that there is also a consideration for “distance from bus stops,” in determining where off-street parking may be allowed.

## **MOTION**

**Commissioner Andra Ghent stated, “Based on the analysis and findings in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve the Conditional Use for the ADU, petition PLNPCM2022-00134.”**

**Commissioner Mike Christensen seconded the motion.**

**Chair Barry and Commissioners Jon Lee, Levi de Oliveira, Andra Ghent, Rich Tuttle, Andres Paredes, and Mike Christensen all voted “yes”.**

**The motion passed unanimously.**

- 2. Electric Vehicle Readiness Ordinance** - This is a request by Mayor Erin Mendenhall to amend the zoning ordinance regulations (Chapter 21A.44) to require a minimum of 20% of on-site parking spaces be constructed electric vehicle ready (EV-ready) for multi-family new-construction properties, meaning that they will have electrical conduit and sufficient electrical capacity for the future use of an electric vehicle charging station. EV-ready parking spaces would not require an installed charging station. (Staff Contact: Peter Nelson at 801-535-6477 or peter.nelson@slcgov.com) **Case number PLNPCM2022-00374**

Senior Planner Eric Daems and Sustainability Program Manager Peter Nelson reviewed the petition, as outlined in the staff report. Peter Nelson explained that his office has promoted this scheme since late 2020. It would help the City meet emission reduction goals and expands charging access for more City residents although charging stations are not required, only the infrastructure. Staff recommends that the Planning Commission forward a positive recommendation to City Council.

Commissioner Andra Ghent asked why only 20% has been mandated. Peter Nelson stated that in researching other cities his department has found that 20% is the standard percentage. Commissioner Ghent asked how many homebuilders are “already doing this?” Peter Nelson said that he is in communication with developers who are enthusiastic about including such capability in their projects.

Commissioner Jon Lee supported the statement saying that he is noticing a majority of his clients are including chargers as well as conduits for solar energy. Commissioner Jon Lee then asked if there are concerns that the energy grid would be able to support the increase in electrical use at night as more people return home to charge their vehicles. He suggested pairing this ordinance with a requirement that projects have solar power.

Peter Nelson responded that Rocky Mountain Power is aware of the implications and has not expressed concern. He added that RMP is working towards their own emissions reduction targets. He also stated that while there is no mandated “pairing” of solar and vehicle charging some developers are building such projects and current RDA funding rules require all-electric buildings.

Commissioner Andra Ghent suggested using “financial levers” such as reduced impact fees or property taxes. Commissioner Lee agreed, suggesting trading additional building height for solar panels. He commented that there are “creative” ways to incorporate solar panels into a building.

Commissioner Rich Tuttle asked if there is a geographical representation of the breakdown of EV registration. Peter Nelson stated that there is a Tax Commission breakdown by zip codes that is available online, but not a map. Commissioner Tuttle then suggested an exemption for affordable housing units. He said that, given the high cost of electric vehicles, there could be an “undue cost” for developers of affordable housing projects. Peter Nelson replied that while short-term affordability is a consideration, universal access is a long-term program goal. He suggested that demand for EVs would expand.

## **PUBLIC HEARING**

Chair Barry opened the public hearing.

Thomas Kessinger stated support for the petition on behalf of Utah Clean Energy. He commented that “doing this work as a retrofit is more expensive.” He also referred to related federal grants that may be available to the City.

Chair Barry closed the public hearing.

## **COMMISSION DISCUSSION**

Commissioner Mike Christensen stated that he is happy to see a green program that benefits multi-family buildings as opposed to single family homes. He added that he doubted that “20% is enough.” He also stated that he was pleased with the cost data presented on this petition.

Commissioner Christensen then said that parking for electric bikes should be reviewed by the City. Eric Daems stated that an updated parking ordinance including increased bike parking was approved by the Commission several years ago and is expected to be adopted by the Salt Lake City Council. Commissioner Andra Ghent agreed with the importance of planning for electric bikes. Planner Kelsey Lindquist added that batteries are easily removed from electric bikes and charged inside a home.

Chair Barry reminded the Commission that the item is a legislative and so the vote would serve as a recommendation to the City Council. She then called for a vote.

## **MOTION**

**Commissioner Mike Christensen stated, “Based on the findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission forward a recommendation to the City Council to approve the request to amend the zoning ordinance for Electric Vehicle Readiness for petition PLNPCM2022-00374.” Commissioner Jon Lee seconded the motion.**

**Chair Barry and Commissioners Jon Lee, Levi de Oliveira, Andra Ghent, Rich Tuttle, Andres Paredes, and Mike Christensen, all voted “yes”. The motion passed unanimously.**

The meeting adjourned at 6:24 PM.

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division’s website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.*