

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, November 9, 2022

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 p.m. 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 Maurine Bachman, and Commissioners, Amy Barry, Andres Paredes, Rich Tuttle, Andra Ghent, and Brenda Scheer. Joining remotely were Vice-Chair Mike Christensen Andres Paredes and Levi de Oliveira. Commissioners Jon Lee and Aimee Burrows were excused from the meeting.

City Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager Casey Stewart, Principal Planner Rylee Hall, Public Lands Planner Katherine Maus of the Public Lands Department, Senior Landscape Architect Nancy Monteith of the Public Services Department, Senior City Attorney Katherine Pasker, and Administrative Assistant David Schupick.

APPROVAL OF THE MINUTES

Commissioner Rich Tuttle moved to APPROVE the minutes for October 26, 2022.
Commissioner Amy Barry seconded the motion.

Vice-Chair Mike Christensen, Commissioners, Rich Tuttle, Brenda Scheer, Andra Ghent, Amy Barry, Andres Paredes and Chairperson Maurine Bachman voted “yes.”
Commissioner Levi de Oliveira abstained because of his absence from the meeting of 10-26-2022.
The motion passed, seven “yes” votes, and one abstention.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair stated that she had nothing to report.

The Vice-Chair stated that he had nothing to report

REPORT OF THE DIRECTOR

Planning Director Nick Norris reminded the commissioners of the Planning Commission meeting scheduled for November 16th to accommodate the Thanksgiving holiday and said that not all commissioners had verified whether they would be able to attend.

Nick Norris informed the Commission that the City Council would be reviewing the new zoning district proposal for the Fleetblock in November. The new zone is intended to somewhat replace the CG zone in the more urban areas of the city and was reviewed by the Planning Commission over a year ago.

Nick Norris also said that, per the request of the Planning Commission, the Planning Division has started the process of engaging a consultant to update the Central Community Plan to reflect changes such as separated bike lanes and increased housing along the 300 West corridor. In response to Commissioner Barry’s question, he defined the corridor along 300 West as from 2100 South to the 900 South viaduct. He added that a station area plan is required by state law for the 2100 South Trax station. He anticipated that the update would take about a year to complete.

PLANNING COMMISSION DISCUSSION

Commissioner Barry asked Nick Norris for updates on the request for City personnel to discuss RV parking enforcement as well as the request for a presentation on capturing water to clarify concepts discussed at a recent APA conference. Nick Norris said that the two requests were still on their radar. He added that since every Commissioner had met the state requirements for annual training it would be appropriate to plan a combined presentation in January or February.

Commissioner Andra Ghent asked that trainings be specifically itemized on the relevant agenda. Nick Norris agreed.

PUBLIC HEARINGS

Conditional Use Permit for an ADU at approximately 1331 S Emigration Cir. - Russell Morley, the property owner, is requesting approval for a conditional use permit to allow an ADU (Accessory Dwelling Unit) on property located at approximately 1331 South Emigration Circle. The proposed ADU will be within a new, detached accessory structure, approximately 700 square-foot footprint, located to the rear of the house on the property. The subject property is zoned R-1-5000 (Single Family Residential) zoning district and is located within Council District 6, represented by Dan Dugan. (Staff contact: Rylee Hall, Principal Planner, at (801) 535-6308 or rylee.hall@slcgov.com). **Case number PLNPCM2022-00590**

Principal Planner Rylee Hall reviewed the staff report. She stated that staff recommends approval of the project, and no impacts are foreseen. The total lot coverage of the new project and the existing home is about 23 percent— well below the allowable maximum of 40 percent. (An existing storage shed will be removed.) She said that the livable portion of the 16-foot new structure would be with approximately 400 square feet of studio space, and that the structure would be 4 feet from the northern property line and 11 feet from the western property line. While the primary entrance is ten feet from the existing home, the secondary entrance (on the east side) includes a porch and is approximately 80 feet from the property line, but neither entrance will be visible from the street. Additionally, the structure would not be taller than the existing home. She noted that all surrounding properties are residential. She said that legal street parking and pedestrian access will be provided for the ADU.

Rylee Hall explained that the materials used on the facades of the new structure would match those of the existing home. She noted that all elevations will have windows, but because the 4-foot setback on the northern façade is less than 10 feet, the sill height is required to be six feet and a clerestory window is required.

Applicant Russell Morley made himself available for questions.

PUBLIC COMMENT

Chairperson Bachman opened the public comment portion of the hearing, but seeing no one who wished to speak, she closed the public comment portion.

MOTION

Commissioner Andra Ghent stated, “Based on the information presented and discussion, I move that the Commission APPROVE this application.”

Commissioner Brenda Scheer seconded the motion.

Vice-Chair Mike Christensen, Commissioners, Amy Barry, Andra Ghent, Andres Paredes, Brenda Scheer, Rich Tuttle, Levi de Oliveira, and Chairperson Maurine Bachman voted “yes.”
The motion passed unanimously.

Glendale Regional Park Plan - The Salt Lake City Public Lands Department and Engineering Division are proposing the Glendale Regional Park Plan for the 17-acre open space located at 1200 West 1700 South in Salt Lake City, previously home to the Raging Waters waterpark. This regional park would serve the westside the way that Liberty Park and Sugar House Park do for the east side and for the entire city. The project team has been working with the community since Summer of 2021 to develop a vision for a new regional park at this site. The goals and objectives for the site, the concept plan and amenities, and the contents of the draft plan are all based upon robust community engagement. The Glendale Regional Park Plan establishes a framework to guide the development of this space into a new regional park, increasing the level of service for the Glendale community and residents citywide, and creating an ecological asset on the City's westside. This new regional park would help to fulfill the City's goal of adding 94 acres of new public lands in the next decade. The Planning Commission is being asked to make a recommendation to the City Council regarding the adoption of the proposed plan. The area covered by the plan is located in City Council District 2, represented by Alejandro Puy. (Staff Contact: Kat Maus at 801-657-2223 or Katherine.maus@slcgov.com)

Public Lands Planner Kat Maus (of Salt Lake City Department of Public Lands) and Nancy Monteith, Senior Landscape Architect from the Engineering Division of the City's Public Services Department addressed the Commission. Kat Maus reviewed the draft plan for Glendale Regional Park and described the local public engagement, community advisory committee, and City review processes including a review of potential programming partnerships ranging from art, dance, and aquatics to food trucks. She reported multiple visits to local schools to prioritize local needs.

Kat Maus noted that the 17-acre site, a former water park, has been closed to the public since 2018. She said that the site had been purchased several years ago by the City using money from the Land and Water Conservation Fund and that the terms of that funding require that the site be in use for outdoor recreation to the public by April 2024. Special features of the first phase of new park will include an event area to accommodate performance arts and entertainment, and the restored riparian area along the Jordan River planted with native plants. Kat Maus said that programming, operations, and maintenance needs have been included in the Glendale Regional Park Plan. She said that playfields, trails and waterplay and an all-abilities playground are anticipated for the park, but the number one priority identified in community outreach had been an outdoor swimming pool (not included in phase one). She noted a need for free, and low cost, amenities to serve a young, and diverse, local demographic. Both planners said that a goal of the project is to draw people to the west side of the City by creating a park as appealing as Liberty Park is on the east side of the City.

Kat Maus said that the project also meets goals outlined in Salt Lake County's outdoor recreation plans. The Glendale Regional Park is included in the City's Reimagine Nature Plan as well as the City's Parks and Recreation Master Plan. Additionally, Glendale Regional Park Plan is compatible with Plan Salt Lake and the Westside Master Plan. Kat Maus said celebration of community, culture and diversity are some of the intended purposes of the park. The park is adjacent to Glendale Park, Glendale Golf Course, and 1700 South Riverpark and is linked by the City's trail system to other open spaces. Safety issues, including safe pedestrian access across 1700 South have been considerations in the planning process.

Nancy Monteith, Senior Landscape Architect from the Engineering Division of the City's Public Services Department, said that, to create an impactful phase one, the focus will be development of the area in closest proximity to Glendale Park with projects that can be completed within the prescribed timeline for park opening. Phase one, occupying about 40 percent of the site will include a playground, a pavilion, a basketball court, open lawn, food truck and market areas, trail connections, parking, and bio trails.

Nancy Monteith stated that development of future phases would, in part, depend upon the finalization of the City's recent Parks, Trails and Open Space bond. However, each phase of park development would follow a sustainable rating system—used in conjunction with the City's master plan—to achieve site certification through the United States Green Building Council—the agency that manages the LEED ratings for buildings. Nancy Monteith explained that buildings or vertical infrastructure, horizontal infrastructure required by the city. In fact, this project would be the first landscaping project in the state to hold the certification. The focus of certification is a project's contribution to healthy ecosystems and examples of such contributions would include reduction of water use, filtration of storm water runoff, provision of wildlife habitat, air quality improvement. She noted that bioswells created by stormwater runoff will be both an amenity, and a means of water conservation. She said that later phases of the plan propose adapting uses of the remaining elements of the old water park: wheeled sports in the former Lazy River and skateboarding for the two former swimming pools. She reported that the city is currently looking at soil remediation for large areas where hard surfaces will be removed and exploring creative uses for a hill created with sand from the sandbags used in the floods of 1983.

Commissioner Ghent praised the project, including proposed climbing areas. She then questioned whether maintenance funding had been allocated adequately, stating that the issue was a problem in other Salt Lake City parks, particularly related to year-round bathroom access. Kat Maus responded that the recent bond was intended to correct such problems. Commissioner Scheer asked for clarification regarding restrooms to be included in the first phase. Nancy Monteith confirmed that the plan was for the first phase of the project to make use of existing bathroom facilities in Glendale Park. Commissioner de Oliveira, a Glendale resident, confirmed that the doors to those bathrooms have been welded shut because of repeated problems with homeless people locking themselves in the bathrooms.

In response to Commissioner Ghent's concern about the need for police presence, and Commissioner Scheer's inquiry about park hours, Nancy Monteith said that the park would be open from five a.m. to eleven p.m. and that it was anticipated that rangers of the City's new park ranger program would assist with security issues. She said no offices or buildings are included in the first phase of construction. The full buildout of the park includes offices for rangers and maintenance personnel. Kat Maus said that park rangers are currently active on the Jordan River and should be active in the new park as soon as it opens. She said that park security is an issue that her department is addressing across Salt Lake City. Commissioner Scheer asked how the park would be closed at night, given that there is no fence. Nancy Monteith noted two small fences separating the playground from 1700 South and another along the parking lot.

Commissioner de Oliveira said that a police presence would be essential to effective park closure. He noted night-time activity along existing marinas and overnight parking along 1700 South with accompanying drug overdoses and drive-by shootings. Kat Maus said that Public Lands is actively

reviewing security needs. She said that year-round daily programmed activities would attract large numbers of people to the park, which would have a positive influence on safety.

Commissioner de Oliveira also commented on the inadequacy of the existing 1700 South crosswalk that only allows for activation of flashing lights on one side of the street. Nancy Monteith said that the Transportation Department had adequate funding to address crosswalk and is exploring the additional of a new crosswalk or improving the existing cross walk new crosswalk along 1700 South prior to the opening of the park (in April of 2024).

In response to Commissioner Barry's question, Kat Maus confirmed that the programming consultant, Agora Partners had worked with the Jordan River Commission in planning the river portion of the park. Commissioner Barry said that some goals of the Jordan River Commission were not listed, and she suggested revision of the plan. She also suggested that the dog park seemed small, particularly because that section of the city does not have a dog park close by.

Nancy Monteith clarified for Commissioner Barry that three pavilions are planned. Commissioner Barry said that demand at other parks would justify constructing more and she noted that pavilions can generate revenue. Nancy Monteith agreed, and, responding to other comments made by Commissioner Barry, she said that design options for bathrooms would also be considered. Commissioner Ghent stated that given the location of the park more investment in security issues may be justified. She also referred to park bathrooms in Zurich allowing for safe disposal of the needles of drug users. She said that if rangers are the primary park security a large presence would be needed.

Commissioner Tuttle asked whether the parking allocation would be adequate. Nancy Monteith said that a parking analysis had been done and street parking will be allowed when the park is open. She said that access by trail or public transportation would also be possible.

PUBLIC COMMENT

- **Cindy Cromer**—Mixed. Pointed to issues existing in Taufer Park in the Central City neighborhood that are relevant to Glendale. Proposed that, with the exception of special events, City parks should be closed after dark. Suggested that the unpleasant experiences of neighbors of both parks could have been diminished if the city had made its unused buildings available to deal with the problem of homelessness. Noted that Taufer Park has become a campsite while the Northwest Pipeline building, Warm Springs building and undeveloped fleet block stand empty.
- **Charles Coltrane** (via Webex)—Opposed. Neighbor across the street. Concerned about area problems related to homelessness stating that the City's lack of parking enforcement is immoral because it enables homeless campsites. Noted extensive campsites along the Jordan River creating an engineering problem. Noted that the adjacent Glendale Park is poorly maintained and questioned the City's ability to manage a larger project. Noted bathroom doors welded shut in both Glendale and Jordan Parks.

Seeing no one else who wished to speak, Chair Bachman closed the public comment portion of the hearing. She reminded the audience that the Commission would be sending a recommendation to the City Council which will make the final decision regarding the plan.

Commissioner Barry commented that the Commission could also make suggestions that the City Council review certain issues. Commissioner Tuttle said that he would like to suggest a recommendation that there be onsite park staffing. Commissioner Ghent suggested specifying staffing for maintenance and security needs. Commissioner Levi de Oliveira stated his support for the project with the additional recommendations.

MOTION

Commissioner Brenda Scheer stated, “Based on the information presented and discussion, I move that the Commission forward a POSITIVE recommendation to the City Council on the fabulous Glendale Regional Park Master Plan with the PROVISO that the City Council pay special attention to operations, maintenance, security, and staffing for the park as it goes into use.” Commissioner Rich Tuttle seconded the motion.

Vice-Chair Mike Christensen, and Commissioners, Amy Barry, Andra Ghent, Andres Paredes, Brenda Scheer, Rich Tuttle, Levi de Oliveira, and Chairperson Maurine Bachman voted “yes.” The motion passed unanimously.

BRIEFINGS

Homeless Resource Center Text Amendment - The Planning Commission will receive a briefing on the proposed Homeless Resource Center Text Amendment. The proposed amendment includes the creation of an overlay zoning district that would be used to approve future homeless resource centers in the city through the zoning map amendment process. The purpose of the briefing will be to go over the future approval process, the changes to the code, and the adoption steps that include deadlines imposed by the City Council.

Planning Division Director Nick Norris addressed the Commission. He said that there is no best practice for housing people on an emergency basis. He stated that cost-effective methods for addressing homelessness include shared housing such as SROs (single room occupancy) tiny home villages (both of which have been authorized by the City Council in October and are in process) and incentives for affordable housing, which he described as a good use of taxpayer dollars to help lower income people who could not otherwise enter the housing market. He said that because the City’s five-year moderate income housing plan would need to be revised next year, he also anticipated thorough review of permanent supportive housing, zoning changes to accommodate displacement factors, density bonuses for preservation, and the impact of conditional uses on displacement.

Nick Norris noted that, the regulations for homeless shelters and homeless resource centers that were removed from the code earlier this year by the city council will be fully restored in May of 2023 if no specific changes are adopted by that time. He mentioned specific factors relating to the impacts of homelessness that his division has been evaluating including a more equitable distribution of homeless resource centers within the city and the county (Salt Lake, South Salt Lake, and Midvale are the only cities in Salt Lake County with homeless shelters) and the appropriate levels of responsibility of a resource center for the actions of its clients. He referred the public to the website slc.gov/hrc that provides information about the City’s homeless resources, and the opportunity for public comment. He noted that a public open house would be held the following evening and a formal Planning Commission public

hearing would be held December 14th. The City Council has requested a recommendation from the Planning Commission by January 31st. The City Council anticipates adoption of a new plan by May 3 of 2023.

Nick Norris shared his division's estimates of Salt Lake City's homeless individuals. The estimates are based upon the statistics of the 2022 Point in Time count, which aggregates by county and state, not city. He estimated 281 unsheltered people from a total of 946 homeless people within the city. The Salt Lake County-wide total was more than double that of the city, but Nick Norris explained that because the volunteers taking the count would be unable to count all unsheltered individuals, his division had used the same number to estimate the City's unsheltered individuals as the Point in Time project had estimated for the entire County. (The state-wide statistics were considerably larger than the City's numbers.) He noted that the recent state funding allocation of \$55 million was intended to create 1,000 affordable housing units. Salt Lake City has requested funding for nearly 400 permanent supportive beds from that amount.

Nick Norris said that his division has endeavored to identify which impacts of homelessness it can help to alleviate. He stated that almost every department in the city has been affected by the homelessness problem, particularly police and fire. (Seven percent of all fire department dispatches are sent to the two primary homeless resource centers in the city, which are served by two fire stations.) Nick Norris said that, since July of this year, his division's meetings and focus groups have involved people experiencing homelessness as well as neighbors, business owners, housing advocates, and City departments. He noted complaints about the concentrations of homeless resource centers and related services, and a realization that many service providers were unaware of their reporting obligations in some situations. He reported that all participants gave top priorities as safety and understanding the process that would lead to results.

Nick Norris identified the primary tools available to his division as overlay and transitional zones. He said that his division supports the use of overlay zones (special allowances within an existing zone) rather than transitional zones, which become effective only after certain conditions exist. He emphasized that many factors come into play when evaluating the actual factors contributing to the impacts of homelessness, and therefore the enhanced scrutiny of the overlay zone process (in what would otherwise be a conditional use) might satisfy a need for public involvement and broader Council considerations and discretion. He said that factors specific to homelessness would be added to the overlay requirements including such things as evaluating the resources of specific fire stations and transportation needs. (He noted as an aside that homeowners' insurance is lower in areas with rapid response times for local fire departments.) Other changes would pertain to standards, and definitions of shelters, resource centers and temporary shelters, and incorporate, but not be limited to, changes in state code. Nick Norris pointed out that there is the potential for the state to impose an HRC on the city—possibly in an industrial area—especially if the County's annual homeless conference does not produce an adequate, or balanced, approach to the problem.

Nick Norris reviewed what other cities with similar homeless problems are doing: Denver has concluded that more information is needed, however, Salt Lake City has followed Denver's practice of exempting religious institutions that provide emergency shelter from overlay requirements; Boise has a conditional use process very similar to Salt Lake City's as does Reno; however, Reno caps the number of homeless shelters at three: one for males, one for women and children, and one for the mentally ill.

Commissioner Scheer expressed her admiration for the breadth of the project. She noted difficulties facing an individual or agency wanting to establish a homeless shelter because of the proposed factors identified in the proposed overlay. She said that the primary factor is the impact on the neighborhood, which she believed could be triggered by a large group of neighbors speaking in opposition, thereby making it almost impossible to build a shelter. She said that the overlay is a contrast to the conditional use requirements that essentially mandate approval where specific requirements are met.

Nick Norris said that community input is predictable, but it is difficult to find available land use tools to address the reality of what happens. He said that shelters attract negative elements because some people prey on the homeless, and the impacts to any neighborhood are significant. Commissioner Scheer asked whether Nick Norris expected the proposal to do anything here. She asked where a shelter could go and suggested Federal Heights noting easy access to public transportation, health care, and education. Nick Norris replied that there are many appropriate places in the city, but that it is difficult to zone without evaluating all the impacts including those on City services. He said that more discretion with conditional use could mean a better land use process. Commissioner Ghent said that while zoning cannot address the negative externalities of homelessness, she suggested that creating a conditional use process for family shelters might be successful because the negative impacts on the community would be lower. She said that she would like to hear suggestions from homeless service providers.

Commissioner Scheer asked about allowing smaller shelters of perhaps 20 people, as is in use in Denver. She asked what Denver has experienced with such models. She then asked for clarification on the type of religious institution that would qualify for the exemption and whether the location of the shelter would be a factor. Nick Norris said that federal guidelines related to identifying a religious institution are broad. He said that the conditional use for the shelter would be the conditions for a religious institution. He said that there are several religious institutions in our city that are currently housing people.

Commissioner Barry expressed that view that not having a conditional use apply to shelters alleviated the problem of the public perception that the Commission has more authority than it does. She suggested that updating standards to reflect current feedback would be helpful. Nick Norris clarified that the current code requires any future HRC project to comply with approved safety standards, as reviewed by the police department, prior to any public hearing.

Commissioner de Oliveira commented that impacts of homeless shelters on a community are huge. He said that, while it is inevitable that the next homeless shelter will be in a low-income area, the burden should be shared with another part of the city because the City's west side has had been disproportionately impacted. Commissioner Paredes commended Director Norris' presentation. He said that he agreed with Commissioner de Oliveira that resources should not be concentrated in one part of the city and agreed with Commissioner Ghent that it would be helpful to hear from providers. Commissioner Ghent said that with discretionary zoning the wealthier, very well-organized parts of the city will never see a homeless shelter. She said that all seven City Council Districts should be zoned for a shelter—perhaps small, 20-bed or 50-bed shelters, or family shelters. She also said there is a need for an increased police presence at shelters. Commissioner de Oliveira said that he appreciated Commissioner Ghent's remarks. He said that the negative impacts of homeless shelters will not be solved by more shelters. He said that people who do not live on the west side do not understand what it is like

to live five houses away from a park that children cannot walk to by themselves. Commissioner Barry later added that a sense of fear for personal safety has spread by varying degrees throughout the city.

Commissioner Ghent noted that Mississippi has the lowest homeless rate in the nation—likely because of the low rents. Nick Norris said that San Antonio has had the most success at reducing the homeless rate. He said that was accomplished by housing people, not by building shelters. In response to a question from Commissioner Scheer he added that multi-million-dollar proposal for permanent supportive housing was before the City Council and that zoning changes to accommodate that should be anticipated. Commissioner Scheer commented that she appreciated that efforts of the City and acknowledged the multilayered problem. She said that it might be helpful to look at some of San Antonio's projects. Commissioner Tuttle commented, relative to the high rate of fire department calls, that some people are homeless because of their medical problems and that homeless shelters have a high concentration of sick people.

Sugar House Drive Through Discussion - The Planning Commission will review options for regulating drive throughs in the CSHBD Sugar House Business District. In August, the commission decided to initiate a petition to modify drive through regulations in this zoning district and instructed staff to provide options so the commission can give direction regarding how to proceed.

Nick Norris then informed the Commission of the work done on the options that it had suggested as alternatives to permitted use of drive throughs in the CSHBD. He said that the staff recommendation is to prohibit the use in restaurants and coffee shops because the use is not consistent with the purpose of the Business District and because determining appropriate stacking length is difficult. He said that the impacts of a drive through vary greatly based on the type of drive through, but impacts can be difficult to measure. Nick Norris said he reviewed a ten-year-old traffic impact study for a specific business. His quote of a seven-car drive through peak was met with laughter as he made the point that an impact study cannot always predict the success of a business. He also discussed variation in the length of drive through lanes. He noted that all lanes exceed the current legal minimum of 100 feet—the McDonald's exceeds 500 feet because it uses two lanes. Even so, he said that all the restaurants and coffee shops reviewed businesses sometimes experience cars backed up onto the street.

Nick Norris said that if drive throughs were prohibited then a proposal for change of use would be needed. He noted the case of a former bank converting to a restaurant or coffee shop. He said that pharmacies and financial institutions generally do not have the same high impact from stacking found at restaurants and coffee shops. He said that this is partly because of lower demands and generous stacking areas. He said that the two categories are currently separated in code so the process of change would not be overly complicated

Commissioner Barry asked whether the Division is prepared to expand reforms beyond the CSHBD. Nick Norris said that different zoning districts have different purposes, and the process would become more of a challenge were drive through reforms to be applied to other areas. Commissioner Barry said that she had concerns about the appearance of showing preference for one area of the city. Nick Norris said that the CSHBD is becoming the second downtown. He said that downtown Salt Lake does not allow drive throughs in the D1 zone. He noted that Sugar House Business Districts One and Two share a land use table so changes would apply equally. Commissioner Scheer said that she supported the staff

recommendation because it is a reasonable response to the problems people are having and that someone preferring a drive through could simply drive a few blocks.

MOTION

Commissioner Andra Ghent stated, “Based on the information presented, and discussion, I move that the Commission initiate a petition as recommended by planning staff to including other related changes necessary to prohibit the use in the Sugar House Business Districts One and Two.”

Commissioner Amy Barry seconded the motion.

Vice-chairperson Mike Christensen, Commissioners Amy Barry, Andra Ghent, Andres Paredes, Brenda Scheer, Rich Tuttle, and Chairperson Maurine Bachman voted “yes.”

Levi de Oliveira could not be reached online and did not participate in the vote.

The motion passed, seven “yes” and one not present.

Commissioner Paredes thanked that staff for the camera work that enabled effective remote participation.

The meeting adjourned at approximately 8:04 PM.

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division’s website at 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.