

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, January 11, 2023

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, Vice-Chair Mike Christensen, and Commissioners, Amy Barry, Aimee Burrows, Andres Paredes, Levi de Oliveira, Rich Tuttle, and Brenda Scheer. Commissioners Jon Lee, and Andra Ghent were excused from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager Kelsey Lindquist, Senior City Attorney Paul Nielson, Associate Planner Trevor Ovenden, Principal Planner Diana Martinez, Senior Planner Nannette Larsen, Senior Planner Krissy Gilmore, and Administrative Assistant David Schupick.

APPROVAL OF THE MINUTES

Commissioner Amy Barry moved to approve the minutes for December 14, 2022.
Commissioner Aimee Burrows seconded the motion.

Vice-Chair Mike Christensen, and Commissioners, Amy Barry, Aimee Burrows, Andres Paredes, Rich Tuttle, Brenda Scheer, and Chairperson Maurine Bachman voted “yes.”

Commissioner Levi de Oliveira abstained because of his absence from the meeting of December 14, 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 stated that there will be a Planning Commissioner retreat the following week and it will be open to the public. He also updated that there will be a lot of planning items going forward to city council in the following week.

PLANNING COMMISSION DISCUSSION

Commissioner Mike Christensen asked if there was interest in discussing an email request to recall the Northpoint Small Area Plan vote on December 14, 2022. Commissioners agreed it was not in their interest to consider a recall to their votes.

PUBLIC HEARINGS

ADU Conditional Use at Approximately 2867 S. Chadwick Street - Osamu Uchiyama, representing the property owner, is requesting Conditional Use approval for a 14'3" tall, 650-square foot detached

accessory dwelling unit (ADU) that will be located at the northeast corner of the subject property, behind the principal building. The property is zoned R-1/7,000, Single Family Residential. The new ADU will be 10'8" from the principal building and 4' from the interior side and rear lot lines. The subject property is located within Council District 7, represented by Amy Fowler. (Staff contact: Trevor Ovenden at 801-535-7168 or trevor.ovenden@slcgov.com) **Case Number PLNPCM2022-00933**

Associate Planner Trevor Ovenden reviewed the staff report.

PUBLIC COMMENT

Chairperson Maurine Bachman opened the public hearing.

Judi Short stated approval for the application.

Seeing no one else wished to speak, Chairperson Maurine Bachman closed the public hearing.

Commissioners discussed the request of restricting the property from being allowed to have short term rentals indefinitely. They referred to City Attorney Paul Nielson who stated that restricting the use as a short-term rental could be a conflict in the future if the zoning were to change.

MOTION

Commissioner Aimee Burrows stated, "Based on the information presented and the discussion, I move that the Commission approve this application with the condition listed in the staff report." Commissioner Rich Tuttle seconded the motion.

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

Zoning Map Amendment at Approximately 2760, 2828, & 2800 N. 2200 West - Will Channell with OCC Industrial, representing the property owner of 2828 N., and who is under contract for the properties at approximately 2760 and 2800 N. at 2200 West, is requesting a Zoning Map Amendment to allow development of the properties. The proposed amendment would rezone three parcels from AG-2 (Agricultural) to M-1 (Light Manufacturing). The subject properties in total are approximately 14.33 acres (624,216 square feet). Plans for future development were not submitted with these applications. The subject property is within Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Numbers PLNPCM2022-00699, PLNPCM2022-00700, & PLNPCM2022-00701**

Principal Planner Diana Martinez reviewed the staff report. Applicants Megan O'Brien, James Carolan, and Will Channell presented a formal presentation.

Commissioner Aimee Burrows asked Staff if it is possible that these applications would not go towards city council. Diana Martinez stated that this plan will be recommended to not go to city council until after the Northpoint approval. Nick Norris stated that Planning is not able to speak for City Council, but they will recommend that City Council act on the Northpoint Plan before adopting any zoning changes. To

clarify any confusion, Nick Norris also noted that there is a pending annexation near the property being discussed tonight that will follow a different process for assigning zoning.

Commissioner Brenda Scheer asked for clarification on the difference between a BP and a M1 zoning district. Nick Norris stated that the primary difference is the land use tables and that BP has an open space requirement. The applicants stated that they wanted M1 zoning since they were not going to be able to construct an industrial building on a small plot with BP setback requirements.

PUBLIC COMMENT

Chairperson Maurine Bachman opened the public hearing.

Dorthey Owens with the WestPoint community council stated their disapproval of the application.

CJ Helgeg stated their disapproval of the application.

Janice Sudiama stated their disapproval of the application.

Chris Southern stated their disapproval of the application.

Brian Monch stated their disapproval of the application.

Liesa Manuel stated their disapproval of the application.

Ann O'Conel stated their disapproval of the application.

Heather Dove stated their disapproval of the application.

Natile Thomson stated their disapproval of the application.

Jan Elinburgen stated their disapproval of the application.

Daniel Strong stated their disapproval of the application.

Lisa Mountain stated their disapproval of the application.

Gary stated their approval of the application.

Cindy Cromer stated their disapproval of the application.

Jim Larkin stated their approval of the application.

Deeda Seed stated their disapproval of the application.

Hiddy Hoven stated their disapproval of the application.

Margret Holloway stated their disapproval of the application.

Katie Poppas stated their disapproval of the application.

Linda Freitas stated their disapproval of the application.

Holly Price stated their approval of the application.

Kath Larthens stated their approval of the application.

Laureen Grithith stated their disapproval of the application.

Issic Linstrum stated their disapproval of the application.

Carson Crunk stated their approval of the application.

Steve Eriksen stated their disapproval of the application.

Haleen Como stated their disapproval of the application.

Colton Rich stated their disapproval of the application.

John Shrek stated their approval of the application.

Nigel Swabey stated their disapproval of the application.

Jean Taben stated their disapproval of the application.

Susan Courth stated their disapproval of the application.

Nicole Solt stated their disapproval of the application.

Chris Jenkinson stated their approval of the application.

Bonny Fletcher stated their disapproval of the application.

Marian Caren stated their disapproval of the application.

Ashley Katus stated their disapproval of the application.

Katie Newborn stated their disapproval of the application.

Melody Larsen stated their disapproval of the application.

Sion Larsen stated their disapproval of the application.

Seeing no one else wished to speak, Chairperson Maurine Bachman closed the public hearing.

The applicants addressed some common concerns from the public hearing. Commissioner Andres Paredes asked if this project would have fueling. Applicants stated that they build the facility without the end use of the purchaser in mind. Commissioner Andres Paredes asked if there is an issue with waiting on this application until after the Northpoint plan is approved. Applicants stated that it would delay them around two to four months and being a new company, they would desire to expedite the process.

Commissioner Andres Paredes asked if staff is requiring an environmental assessment for this project. Nick Norris stated that there is nothing in the code that would require one to be done for this project. Applicants stated that they have completed a phase one, environmental assessment report and received no recognized environmental conditions.

Commissioner Aimee Burrows explained the roles of the Planning Commission with legislative and administrative agenda items.

The Planning Commissioners discussed the option on tabling the project to allow more time for an area plan to be completed.

MOTION

Commissioner Mike Christensen stated, "I motion to table this."
Commissioner Rich Tuttle seconded the motion.

Vice-Chair Mike Christensen, and Commissioners Aimee Burrows, Andres Paredes, Levi de Oliveira, Rich Tuttle, Brenda Scheer, and Chairperson Maurine Bachman voted "yes." The motion passed. Amy Barry voted "no."

The commission took a five-minute break.

Zoning Map Amendment at Approximately 1370, 1358, & 1350 S. West Temple - Sattar Tabriz, the property owner, with Ward Engineering, is requesting approval for a Zoning Map Amendment for three separate parcels located at the above-stated addresses. The requested Zoning Map Amendment would rezone the property from the current RB (Residential/Business) to TSA-UC-C (Transit Station Area Urban Center Core) Zoning District. The requested amendment would allow for a mixed-use development on the three parcels. The subject properties are located within Council District 5, represented by Darin Mano. (Staff Contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com.) **Case Number PLNPCM2022-00810**

Senior Planner Nannette Larsen reviewed the staff report. Applicants gave a formal presentation. Commissioner Amy Barry asked for clarification on the zoning map amendment that will be coming to the Planning Commission in the future and if it complements the project. Nannette Larsen stated that it is still up for discussion but would be compatible.

PUBLIC COMMENT

Chairperson Maurine Bachman opened the public hearing.

Chris Zarick stated their approval of the application.

Seeing no one else wished to speak, Chairperson Maurine Bachman closed the public hearing.

Commissioner Brenda Scheer stated that she would like to see less parking and more retail. Commissioner Amy Barry agreed with having more viable retail space. Commissioner Levi de Oliveira stated he would like to see one parking spot per unit.

MOTION

Commissioner Amy Barry stated, "Based on the information in the staff report I move that the Planning Commission recommend approval of the proposed Zoning Map Amendment with the one condition listed in the staff report."

Commissioner Mike Christensen seconded the motion.

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

Mountain West Cider Conditional Use and Design Review at Approximately 425 N. 400 West - Jeff Carleton, the business owner of Mountain West Cider, is requesting Conditional Use approval for a bar

establishment to be located at 425 North 400 West in the TSA-UC-T (Transit Station Area Urban Center Transition) zoning district. A bar establishment is a conditional use in the TSA-UC-T. The applicant is also seeking Design Review approval to modify the front setback of the new proposed building.

A. Conditional Use: A request for approval of a bar establishment larger than 2500 square feet.
Case Number PLNPCM2022-00131

B. Design Review: A request modify the front yard setback, to allow for a larger setback. **Case Number PLNPCM2022-01164**

The subject property is located within Council District 3, represented by Chris Wharton. (Staff Contact: Liz Hart at 801-535-6681 or elizabeth.hart@slcgov.com)

Senior Planner Krissy Gilmore reviewed the staff report.

Commissioner Andres Paredes asked if there is already a winery there and if they would just be constructing a newer building. The applicant stated that it is technically a winery under Utah law, but they serve hard cider. The venue will be licensed as a bar since that is what is required to move around a facility with an alcoholic beverage.

PUBLIC COMMENT

Chairperson Maurine Bachman opened the public hearing.

Seeing no one wished to speak, Chairperson Maurine Bachman closed the public hearing.

MOTION

Commissioner Aimee Burrows stated, “Based on the information presented and the discussion, I move that the Commission approve the application for a conditional use based on staff’s recommendations with the following modifications:

- 1. The applicant shall provide onsite security as required by the Police Department.**
- 2. The applicant shall record a copy of the approved Security and Operations Plan with the Salt Lake City Recorder’s office as required for alcohol related uses.”**

Commissioner Amy Barry seconded the motion.

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

Commissioner Mike Christensen stated, “Based on the information presented and discussion, I move that the Commission approve the application for design review based on staff’s recommendation.”

Commissioner Amy Barry seconded the motion.

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

Planned Development at Approximately 2960 S. Richmond Street - Todd Reeder, representing the Community Development Corporation of Utah (CDCU), the property owner is requesting Planned Development approval for a reduction in the 10-foot landscape buffer associated with 55-unit affordable multi-family project located at the above-stated address. The proposed project is currently under construction. The request is for a 7-foot reduction of the required 10-foot landscaped buffer along the northern property line that abuts a residential district. The subject property is located with Council District 7, represented by Amy Fowler. (Staff Contact: Liz Hart at 801-535-6681 or elizabeth.hart@slcgov.com)
Case Number PLNPCM2022-00884

Planning Manager Kelsey Lindquist reviewed the staff report.

Commissioner Amy Barry asked if on street parking was an available item. Applicant stated that it is currently not permitted, but on street parking would be helpful. Commissioner Amy Barry asked if the applicants are open to the idea to open a conversation with transportation to add street parking. The applicants stated that they would like to be apart of that conversation. Commissioner Amy Barry asked if they would be able to implement additional trees. Applicants stated that they would need to look into if they will be able to add additional trees.

PUBLIC COMMENT

Chairperson Maurine Bachman opened the public hearing.

Judi Short stated their approval of the application.

Lin Swarz stated their approval of the application.

Chris Zarick stated their approval of the application.

Seeing no one else wished to speak, Chairperson Maurine Bachman closed the public hearing.

MOTION

Commissioner Amy Barry stated, "Based on the information presented and discussion, I move that the Commission approve this application based on staff's recommendation."

Commissioner Rich Tuttle seconded the motion.

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

The meeting adjourned at approximately 8:47 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.