

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, April 10, 2024

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 and not a verbatim transcript. A video recording of the meeting is available at <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Planning Commission meeting were: Chair Mike Christensen, Commissioners Bree Scheer, Aimee Burrows, Amy Barry, Anaya Gayle, Landon Kraczek, and Rich Tuttle. Vice-Chair Carlos Santos-Rivera and Commissioner Brian Scott were absent from the meeting.

Staff members present at the meeting were: Deputy Director Michaela Oktay, Planning Manager Amy Thompson, Senior City Attorney Katherine Pasker, Principal Planner Aaron Barlow, Principal Planner Andy Hulka, Senior Planner Diana Martinez, Associate Planner Noah Elmore, and Administrative Assistant David Schupick.

Chair Mike Christensen shared the opening statement.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair had nothing to report.
The Vice-chair was absent from the meeting.

REPORT OF THE DIRECTOR

The Director had nothing to report.

OPEN FORUM

The Commission had nothing to discuss.

REGULAR AGENDA

1. **Hoyt Place Phase II Planned Development at approximately 843 W Hoyt PI** - Bert Holland, representing the property owner, is requesting Planned Development approval for a five-lot development consisting of detached single-family houses that would be accessed by a private road at the above-listed address. This application is required to allow new lots without street frontage, reduced setbacks, and other necessary modifications to relevant zoning regulations. Currently vacant, the subject site is located within the SR-3 Special Development Pattern Residential Zoning District and Council District 2, represented by Alejandro Puy. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2023-0900**

Principal Planner Aaron Barlow reviewed the petition as outlined in the staff report.

Bert Holland, representing the property owner, stated their goal is to provide more single-family homes to the community, that will not be sold to investors.

PUBLIC HEARING

Chair Mike Christensen opened the public hearing.

Seeing no one wished to speak, Chair Mike Christensen closed the public hearing.

EXECUTIVE SESSION

Commissioner Barry stated concerns for the street facing side of the buildings only having a porch and not having an entrance, and the crossover of lot lines for parking. Commissioner Scheer asked if zero setback lot line development would be allowed in the zone. Aaron stated that zero setback lot line can come with issues in building codes requirements and fire codes. Commissioner Kraczek stated support for an easement as long as the property owners have a legal right to access that parking that could not be challenged.

Planning Manager Amy Thompson clarified that the zoning ordinance already requires that an entrance be located on the street facing side of the building and that the porch element in the condition would be an addition.

Commissioner Gayle asked for clarification on renderings and if they are meeting the 10% requirements of the front façade. Aaron Barlow stated that the renderings are accurate in meeting the requirements. Planning Manager Amy Thompson stated that the threshold requirement is relatively low and could be satisfied simply by the door. Commissioner Barry stated that she believes simply having a door and porch on a side of a building would not meet the planned development standards to facilitate pedestrian interest and interaction. Commissioner Scheer stated design recommendations to staff.

The applicant stated willingness to revisit the design of the project in regards to recommendations made by the Planning Commission.

The Commission elaborated on ways to articulate changes to the conditions to improve on the design of the street facing side.

Planning Manager Amy Thompson clarified that the Commission does have the discretion to require beyond the 10% feature requirement.

MOTION

Commissioner Scheer stated, “Based on the information presented and discussion, I move that the Commission approve this Planned Development application as recommended by staff with the elimination of the words “porch design” from the second condition.”

Commissioner Tuttle seconded the motion. Commissioners Kraczek, Gayle, Burrows, Scheer, Tuttle, and Christensen voted “yes”. Commissioners Barry voted “no”. The motion passed 6 yes votes and 1 no vote.

- 2. Zoning Map Amendment at approximately 1544 S & 1550 S 900 W – Paul Garbett (Garbett Homes), representing the property owner, is requesting a zoning map amendment for the properties located at the above-stated address. The two parcels are approximately 0.82 acres (35,719 sq. ft.) in size. The proposal would rezone the properties from R-1/7,000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential). No development plans were submitted with this application. The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com) **Case Number: PLNPCM2024-00128****

Principal Planner Andy Hulka reviewed the petition as outlined in the staff report.

Paul Garbett with Garbett Homes, representing the property owner, gave a formal presentation. The presentation provided more details of the project's public engagement goals as well as additional visuals.

Commissioner Barry asked for clarification on the landscaping requirements for RMF-30. Andy Hulka stated all requirements for RMF-30. Commissioner Barry stated concerns for lack of landscaping requirements for the property due to building orientation. Planning Manager Amy Thompson stated that the property would be required to have a 10-foot landscaping buffer on its North and South borders.

PUBLIC HEARING

Chair Mike Christensen opened the public hearing.

Eric Santistevan stated their approval for the application.

Seeing no one else wished to speak, Chair Mike Christensen closed the public hearing.

EXECUTIVE SESSION

Commissioner Scheer stated she believes the site is appropriate for high density.

MOTION

Commissioner Gayle stated, "Based on the information presented and discussion, I move that the Commission forward a recommendation to adopt this Zoning Map Amendment to the City Council."

Commissioner Kraczek seconded the motion. Commissioners Kraczek, Gayle, Burrows, Barry, Scheer, Tuttle, and Christensen voted "yes". The motion passed unanimously.

- Zoning Text Amendment for Standards for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks** - Mayor Erin Mendenhall has initiated a petition to amend the zoning ordinance to propose minimum requirements for gas stations. The proposal includes distances from a river, stream, or other water body, a park, or open space- over one-acre. This item previously came before the Planning Commission on January 10, 2024. The Planning Commission tabled it for more information, and the public hearing was closed. This is a city wide text amendment. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Number: PLNPCM2023-00260**

Senior Planner Diana Martinez reviewed the petition as outlined in the staff report.

Commissioner Barry asked for clarification on why staff is recommending 30 feet from the property line. Diana Martinez stated that the 30 feet was found to be an appropriate amount of distance from the property line in the case of a leak to avoid detrimental damage to the neighboring properties. Commissioner Barry stated that based on the substantial high percentage of fuel tanks that leak due to unknown reasons, the 30 feet distance from the property line does seem appropriate.

Commissioner Scheer stated that concerns for the 30 feet distance from the property line putting the underground fuel tanks under the canopy of the gas stations which could cause traffic when refueling. Diana Martinez stated that due to the large size of the lots, they would still be able to place the underground tanks outside of the gas station canopy.

Commissioner Gayle was excused from the remaining of the meeting.

MOTION

Commissioner Tuttle motioned to close the continued public hearing.

Commissioner Burrows seconded the motion. Commissioners Kraczek, Burrows, Barry, Scheer, Tuttle, and Christensen voted “yes”. The motion passed unanimously.

Commissioner Barry stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation to adopt this text amendment to the City Council.”

Commissioner Burrows seconded the motion. Commissioners Kraczek, Burrows, Barry, Scheer, Tuttle, and Christensen voted “yes”. The motion passed unanimously.

4. **Zoning Text Amendment for Form Based Zone Corrections** – Mayor Erin Mendenhall has initiated a zoning text amendment to correct sections in Chapter 21A.27 - Form Based Districts. Form Based Districts were adopted in 2016 and most recently amended in 2023. The amendment will address standards that are incorrect, inconsistent, or otherwise incompatible with the intent of the chapter. Related provisions of Title 21A may also be amended as part of this petition. This is a city wide text amendment. (Staff Contact: Noah Elmore at 801-535-7971 or noah.elmore@slcgov.com) **Case Number: PLNPCM2024-00155**

Associate Planner Noah Elmore reviewed the petition as outlined in the staff report.

PUBLIC HEARING

Chair Mike Christensen opened the public hearing.

Seeing no one wished to speak, Chair Mike Christensen closed the public hearing.

MOTION

Commissioner Burrows stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation to adopt this zoning text amendment to the City Council.”

Commissioner Scheer seconded the motion. Commissioners Kraczek, Burrows, Barry, Scheer, Tuttle, and Christensen voted “yes”. The motion passed unanimously.

The meeting adjourned at approximately 6:57 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.