



**JONATHAN
WEIDENHAMER**

COMMUNITY &
ECONOMIC
DEVELOPMENT
DIRECTOR

CHERIE WOOD
MAYOR

220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE
UTAH
84115
O 801.483.6000
SSLC.GOV
MAYOR@SSLC.GOV

AGENDA
PLANNING COMMISSION MEETING
Thursday, January 18, 2024
South Salt Lake Council Chambers
220 East Morris Avenue

PLANNING COMMISSION WORK MEETING AT 6:45 P.M.

1. Review of the Regular Meeting Agenda

PLANNING COMMISSION MEETING AT 7:00 P.M.

Pledge of Allegiance: Chad Ewell
Approve Agenda: George Pechmann

STAFF BUSINESS – INFORMATION ITEMS

None at this time

PLANNING COMMISSION BUSINESS

Election of a New Chairperson for 2024

Approval of the December 7, 2023 Planning Commission Minutes
ACTION ITEM

CONTINUING BUSINESS

None at this time

NEW BUSINESS

1. PUBLIC HEARING

An application for final plat approval to consolidate six existing parcels into a 3-lot subdivision plat, for a Multi-Family Dwelling at 2252 South 300 West.

ACTION ITEM

Applicant: Woodbury Corporation
Address: 2252 South 300 West, Times Square Project

2. PUBLIC HEARING

An application for preliminary plat approval to consolidate three existing parcels into one lot, for an Auto Dealership expansion, located at 3535 South State Street.

ACTION ITEM

Applicant: Katmark Partners, LLC
Address: 3535 South State Street, 130 East Winslow Avenue, and 3499-3555 South 200 East, Mark Miller Subaru

3. PUBLIC HEARING

An application for preliminary plat approval for a one lot plat, to construct and operate and Indoor Climate Controlled Storage development, located at 2385 South 300 West.

ACTION ITEM

Applicant: A8-South Salt Lake, LLC, represented by Jarod Hall
Address: 2385 South 300 West

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING AUXILIARY COMMUNICATIVE AIDS OR OTHER SERVICES FOR THIS MEETING SHOULD CONTACT ELIZA UNGRICHT, (801) 483-6013, GIVING AT LEAST 24 HOURS NOTICE.

4. PUBLIC HEARING

A petition to the Planning Commission to forward a positive recommendation to the South Salt Lake City Council for all or only portions of the new Accessory Dwelling Unit general considerations and design standards, and also to correct some technical errors in code, and to update definitions.

ACTION ITEM

Applicant: South Salt Lake

Join Zoom Webinar

Please click the link below to join the webinar:

<https://zoom.us/j/94724281477>

Webinar ID: 947 2428 1477

***Planning Commission Meeting Minutes
Thursday, January 18, 2024
South Salt Lake Council Chambers
220 East Morris Avenue
Time: 5:15 p.m.***

Commission Members Present:

George Pechmann, Chair
Sophie Bellina
Jeremy Carter
Chad Ewell
Suzanne Slifka
Mary Anna Southey
Olivia Spencer

Staff Members Present:

Jonathan Weidenhamer, Community Development Director
Brienne Brass, Deputy City Attorney
Eliza Ungricht, Deputy Community Development Director
Kate Ades, City Planner Intern
Jed Shum, City Planner
Tereza Bagdasarova, City Planner
Alex White Halleck, Planning Consultant (via Zoom)

Others:

Brent Malili
Kris Longson
Brian Junge
TJ Moon
Josh Goldsmith (via Zoom)
Stuart Shellenberger (via Zoom)
Kyle Lane
Alonzo Williams
Bret Gardner (via Zoom)
Jeff Kane (via Zoom)
Tyler Froelich (via Zoom)
Jarod Hall
Adam _____ (via Zoom)

PLANNING COMMISSION WORK MEETING

Chair George Pechmann called the Planning Commission Work Meeting to order at 6:45 p.m.

1. Review of Regular Meeting Agenda.

Chair Pechmann reported that an email was sent to the Planning Commission from a concerned citizen who wanted to share a comment about the Mark Miller Subaru dealership but was unable to attend the Planning Commission Meeting. He asked that the email be forwarded to Staff for review. Deputy Community Development Director, Eliza Ungricht, did not see it in her inbox and

asked that the email be forwarded to her ahead of the Regular Meeting. Chair Pechmann noted that residents who send communication to the Planning Commission could also share it with Staff.

Ms. Ungricht reported that Deputy City Attorney, Brianne Brass, has returned. City Planner Intern, Kate Ades, was also present at the meeting. Ms. Ungricht reviewed the items on the Regular Meeting agenda. There were four items listed on the agenda with the first being Final Plat approval for the Times Square Project located at 2252 South 300 West. It is in the Times Square Business Park. The property was reviewed by the Planning Commission a few months ago.

The second item on the agenda was Preliminary Plat Approval for Mark Miller Subaru. The third item was for an indoor climate-controlled storage facility. Ms. Ungricht reported that a Code Amendment was done 1 ½ years ago to allow for indoor climate-controlled facilities in the City. The application now before the Planning Commission was for Preliminary Plat approval. The final item on the agenda pertained to an Accessory Dwelling Unit (“ADU”) ordinance. Staff was asking for a recommendation to the City Council, which would be considered at the next City Council Meeting.

Chair Pechmann asked what the purpose of the lot consolidation was for the dealership. Ms. Ungricht reminded the Commissioners that last year the applicant asked for a zone change amendment for four parcels. The City Council approved a zone change for two of the parcels. One was where the marketing office is located and the other was a vacant piece of property. The City Council also approved the road vacation. The application before the Planning Commission would consolidate that vacation, the two rezoned parcels, and the existing dealership.

Chair Pechmann referenced the email that was received regarding the application. The resident was concerned about light pollution and noise. In the email, the resident mentioned that existing Codes were being violated. Community Development Director, Jonathan Weidenhamer, reported that he had quickly read the email that was forwarded by the Commission. The applicant has been working with Staff to meet the standards that are required through redevelopment, mainly Conditional Use Permit criteria, which address lighting and noise.

Chair Pechmann believed that all of the concerns expressed in the email would be met through the existing regulations. This was confirmed. Ms. Ungricht pointed out that the Conditional Use Permit process is separate. It was likely that the Conditional Use Permit would be on the next Planning Commission agenda. At that time, there would be more details about lighting and noise. Commissioner Slifka asked what steps the resident could take next. Mr. Weidenhamer explained that it would differ depending on the issue. For example, the lights are not required to meet the Code until the redevelopment occurs. There is a Noise Ordinance in place, so those requirements must be maintained and met. It would involve a Code compliance process, where someone reports a violation of the existing Noise Ordinance. As far as he was aware, there had not been any Code Enforcement requests for the property. Commissioner Slifka noted that the resident had videos. Mr. Weidenhamer stated that it was possible to look into the concerns of the resident further and potentially involve Code Enforcement.

Chair Pechmann asked about the Preliminary Plat for the indoor climate-controlled facility. Ms. Ungricht reported that the main issue had been relocating a storm drain on their property. She

would review those details during the presentation but explained that it was the reason there had been a delay between the time the Code Amendment was approved and the current application.

Commissioner Slifka had concerns about the ADU matter. She did not believe she would vote to recommend approval. Mr. Weidenhamer asked her to share some of her concerns during the Work Meeting. Commissioner Slifka explained that some of the reasons to purchase a home have to do with access to visual space, parking, safety, and relative quiet. Homes are a more permanent and safe living situation for residents because there is not a frequent rotation of residents like there is in a rental property. Building additional housing in the backyards of homes will reduce the peace, privacy, and space of neighboring homeowners who do not want to build additional housing in their backyards. The five to 10 feet of setback did not seem like enough to her. Since the minimum stay is 30 days, according to the language shown, it is possible that there could be frequently rotating renters, leading to potentially unsafe, noisy, and disruptive environments. The potential for criminal behavior could be elevated as well. In addition, the number of residents would not be able to be monitored with ADUs, which could potentially strain resources, such as for schools and public safety. Traffic could also increase.

Commissioner Slifka believed the ADU language would allow spacious home areas to become high-density areas. While she recognized the desire to provide additional options for residents to support their families, she had experienced that kind of congested, noisy, transient parking environment before and it was not something she wished for the residents of South Salt Lake. Due to the various concerns expressed, Commissioner Slifka was unlikely to vote in favor. She understood the intention of the language but noted that she had experience with those scenarios.

There was discussion regarding ADUs in the community. Commissioner Slifka stated that an owner-occupied requirement would contain some of the potential problems, but she noted that enforcement could be an issue. Commissioner Ewell questioned whether there was a Short-Term Rental Ordinance already in place. Mr. Weidenhamer explained that there is not a Short-Term Rental Ordinance but that was something that is in draft form and currently being circulated internally. It is similar to the ADU Ordinance. Mr. Weidenhamer noted that the intention was to bring the draft document to the City Council in the next few months for preliminary vetting. From there, it would come to the Planning Commission for consideration.

As for the concerns raised by Commissioner Slifka, Mr. Weidenhamer felt they were important to consider. However, he pointed out that there are compromises and tradeoffs to think about as well. For instance, the Commission could suggest that if there is an Internal ADU (“I-ADU”), there could not be an External ADU (“E-ADU”). Ms. Brass reported that State Code prohibits municipalities from requiring more than one Rental License for property owners that have multiple rentals. The Commissioners discussed what was proposed in the ADU language. Ms. Brass noted that State law allows property owners to have an I-ADU.

Chair Pechmann closed the Work Meeting at 7:02 p.m.