



**Action Summary - Final
Planning Commission Informal**

Thursday, September 9, 2021

8:30 AM

Open to the public.

To listen call 720-617-3426, enter Conf ID: 728 208 091#

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For those who participate by calling in, you will be muted upon entry to the meeting.
There is no public comment during the informal meeting.

1. Call to Order and Roll Call

Present: 8 - Chair Graham, Commissioner Raughton, Commissioner Eubanks, Commissioner Rickett, Commissioner Slattery, Commissioner McMurray, Commissioner Wilson and Vice Chair Hente

Excused: 1 - Commissioner Almy

2. Communications

Carl Schueler - Comprehensive Planning Manager

3. Review of Formal Agenda Items

2.A. [CPC 21-538](#) Minutes for the July 15, 2021 Planning Commission hearing.

Presenter:
Reggie Graham, Chair

4. CONSENT CALENDAR

These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner/Board Member or a citizen wishing to address the Commission or Board. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)

Voyager Parkway Multi-Family

- 4.A. [CPC CU 21-00099](#) A conditional use development plan for a 117-unit multi-family housing complex changing the use from a motel to multi-family residential, located at 8280 Voyager Parkway.

(Quasi-Judicial)

Presenter:
Andrew Bowen, Senior Planner, Planning & Community Development

ITEMS CALLED OFF CONSENT

5. UNFINISHED BUSINESS

- 5.A. [CPC PUD 20-00109](#) Postpone a PUD development plan for the Creekside at Rockrimmon project to the October 21, 2021 Planning Commission meeting.

(Quasi-judicial)

Presenter:
Kerri Schott, Planner II, Planning & Community Development

- 5.B. [CPC AP 21-00064](#) Postpone an appeal of a Notice and Order to Abate Zoning Violation for the property located at 1830 Palmer Park Boulevard to the October 21, 2021 Planning Commission Hearing.

(Quasi-Judicial)

Presenter:
Kurt Arnoldussen, Senior Code Enforcement Officer, Planning and Community Development

6. NEW BUSINESS CALENDAR

Park Vista Addition No. 9 Annex/Lighthouse Baptist

- 6.A. [CPC A 20-00102](#) Park Vista Addition No. 9 Annexation located southeast of Hopeful Drive and Siferd Boulevard consisting 1.29-acres.

(Legislative)

Presenter:
Katie Carleo, Planning Supervisor, Planning & Community Development

- 6.B. [CPC ZC
21-00011](#) Lighthouse Baptist Church zone change establishing the R1-6000 (Residential) zone district located southeast of Hopeful Drive and Siferd Boulevard consisting 1.16-acres.

(Legislative)

Presenter:
Katie Carleo, Planning Supervisor, Planning & Community Development

1823 N Wahsatch Accessory Dwelling Unit

- 6.C. [CPC CU
21-00078](#) A conditional use development plan for an integrated accessory dwelling unit in an R1-6000 (Single-Family Residential) zone district located at 1823 North Wahsatch Avenue.

(Quasi-Judicial)

Presenter:
Ann Odom, Planner I, Planning and Community Development.
Assistant City Attorney Ben Bolinger asked to add the criteria for Accessory Dwelling Units: City Code Section 7.3.105.M. The criteria was emailed to the Planning Commissioners as well as added to the Legistar file.

- 6.D. [CPC NV
21-00079](#) A non-use variance for the 1823 North Wahsatch integrated accessory dwelling unit allowing a 2.8-foot setback where 5-feet is required per City Code Section 7.3.104(A).

(Quasi-Judicial)

Presenter:
Ann Odom, Planner I, Planning and Community Development.

1046 E Monroe Short Term Rental Appeal

- 6.E. [CPC AP
21-00124](#) An appeal of the administrative denial of a Short Term Rental permit renewal for 1046 E Monroe Street in the R1-6000 zone district due to a transfer of ownership, pursuant to City Code Sections 7.5.1702.B. and 7.5.1704.D.

(Quasi-Judicial)

Presenter:
Carli Hiben, Program Coordinator, Planning and Community Development

Commissioners would like to postpone this item until after City Council acts on an appeal that was heard by the planning commission in August (Item 6.R. CPC AP 21-00119). That appeal was denied by the Planning Commission. The appellant chose to appeal the Planning Commission's decision to City Council, which will be heard on September 28, 2021. Carli Hiben, City Planning staff, will coordinate with the appellant to see if she is amenable to postponing until the November meeting.

Creekwalk North Commercial

- 6.F. [CPC MP
93-176-A5M
N21](#) Minor Amendment to the Ivywild Master Plan to add multiple properties between E. Ramona Ave. and E. St. Elmo Ave. to the area recognized as part of the Creekwalk Commercial project.

(Quasi-Judicial)

Presenter:
Ryan Tefertiller, Planning Manager, Planning and Community Development Department

- 6.G. [CPC V
21-0011321-
516](#) Vacation of public right-of-way for Metzler Ave. and Creekwalk Ct., retaining public utility and public access easements, consisting of 0.528-acres.

(Legislative)

Presenter:
Ryan Tefertiller, Planning Manager, Planning and Community Development Department

- 6.H. [CPC ZC
21-00112](#) Creekwalk North zone change from the R5 (Multi-Family Residential) zone district to the C5 (Intermediate Business) zone district located at 130 Metzler St. consisting of 0.38-acres.

(Quasi-Judicial)

Presenter:
Ryan Tefertiller, Planning Manager, Planning and Community Development Department

- 6.I. [CPC CP
18-00097-A2
MJ21](#) Creekwalk North Concept Plan Amendment to expand the scope of the previously approved Creekwalk Commercial Concept Plan consisting of a total of 14.74-acres.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Planning Manager, Planning and Community Development Department

Solace at Black Forest

- 6.J. [CPC CP 06-00146-A3 MJ21](#) A Major Concept Plan Amendment for the Solace at Black Forest project, illustrating a new lot configuration with seven (7) lots and two (2) tracts, private access drives and a land use mix of commercial and residential uses, located at the southeast corner of East Woodmen Road and North Marksheffel Road.

(Quasi-Judicial)

Presenter:
Daniel Sexton, Planning Supervisor, Planning & Community Development

- 6.K. [CPC CU 21-00050](#) A Conditional Use Development Plan for the Solace at Black Forest project, illustrating a 374-unit multi-family residential apartment complex with ancillary improvements.

(Quasi-Judicial)

Presenter:
Daniel Sexton, Planning Supervisor, Planning & Community Development

7. Election of Chair and Vice Chair

- 7.A. [CPC 21-542](#) Election of the Chair and Vice Chair

Presenter:
Peter Wysocki, Director of Planning & Community Development

Commissioners decided to they would vote on a new chair and vice chair on September 16, 2021.

8. Informal Updates/Presentations - None

9. Adjourn