

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, February 13, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:29:55 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Maurine Bachman, Vice Chairperson Sara Urquhart; Commissioners Amy Barry, Adrienne Bell, Weston Clark,Carolynn Hoskins, Matt Lyon, Andres Paredes, Clark Ruttinger, and Brenda Scheer.

Planning Staff members present at the meeting were Michaela Oktay, Planning Deputy Director; Paul Nielson, Attorney; Amy Thompson, Senior Planner; Casey Stewart, Senior Planner; Chris Lee, Principal Planner and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Adrienne Bell, Weston Clark, Carolynn Hoskins, Clark Ruttinger and Sara Urquhart. Staff members in attendance were Michaela Oktay, Amy Thompson, Casey Stewart and Chris Lee.

- **South side of 900 South between 200 West Street and Washington Street** – Staff gave an overview of the proposal.
- **611 S Main** – Staff gave an overview of the proposal.
- **1037/1043 East 900 South** – Staff gave an overview of the proposal.

APPROVAL OF THE JANUARY 23, 2019, MEETING MINUTES.

MOTION [5:31:28 PM](#)

Commissioner Hoskins moved to approve the January 23, 2019 minutes. Commissioner Urquhart seconded the motion. Commissioners Bell, Hoskins, Urquhart, Clark, Lyon and Barry voted “Aye”. Commissioners Ruttinger and Paredes abstained from voting. The motion passed 6-2.

REPORT OF THE CHAIR AND VICE CHAIR [5:32:14 PM](#)

Chairperson Bachman stated the Chair and Vice Chair received leadership training to keep meetings on track.

Vice Chairperson Urquhart stated she would like to add that documents provided in their leadership training will be available to the rest of the commission in their Dropbox.

REPORT OF THE DIRECTOR [5:33:06 PM](#)

Michaela Oktay, Planning Deputy Director, stated she had nothing to report. She would like Amy Thompson to proceed with the Planned Development Extension request.

[5:33:30 PM](#) Commissioner Scheer arrived at the meeting.

Planned Development Extension Request at approximately 563 E 600 S – Kristen Clifford, the consultant who represents the property owner, Ernesto Gutierrez, is requesting the Planning Commission grant a one-year time extension on approval of a Planned Development for a Mixed-Use building at the above listed address. Planned Development approvals include creating a lot without frontage and setback modifications. The Commission granted approval for this project on March 28, 2018. The project is located in the R-MU-35 (residential/mixed use) zoning district within Council District 4 represented by Ana Valdemoros (Staff contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com) **Case number PLNSUB2017-00297**

Amy Thompson, Senior Planner, briefed the Commission on the history of the petition. She stated the applicant is requesting an approval for a one-year extension.

MOTION [5:34:53 PM](#)

Commissioner Clark stated, he moved to extend the Planned Development to expire March 28, 2020. Commissioner Bell seconded the motion. Commissioners Ruttinger, Bell, Hoskins, Urquhart, Clark, Lyon, Paredes, Barry and Scheer voted “Aye”. The motion passed unanimously.

[5:35:45 PM](#)

Urban Alfandre FB-UN2 Building Height Amendment Expanded - James Alfandre, representing the property owner, requests an amendment to the Zoning Ordinance to allow additional building height for multiple properties in the FB-UN2 Zoning District (Form Based Urban Neighborhood) located on the south side of 900 South between 200 West Street and Washington Street. The request would include the subject properties in the designated area for building height up to 5 stories/maximum 65 feet. The property is currently subject to a height limit of 4 stories/maximum 50 feet. This proposed amendment would affect Section and Table 21A.27.050.C FB-UN2 Building Form Standards: Height, in the Salt Lake City Zoning Ordinance. Other related sections of Title 21A Zoning may also be amended as part of this petition. The site is located in Council District 5 represented by Erin Mendenhall. (Staff Contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com) **Case number: PLNPCM2017-00590 (Legislative matter)**

Casey Stewart, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a negative recommendation to the City Council for approval.

The Commission and Staff discussed the following:

- Whether consolidation can be allowed into one when it's separated by an ally
- Size of the corner lot on 200 W 9th South
- Whether there would be a different recommendation if the applicant focused on everything East of the ally
- Clarification on surrounding properties and whether they are utilizing height limitations

James Alfandre, applicant, provided further information regarding the proposed project.

The Commission and Applicant discussed the following:

- Clarification as to which parcels the applicant owns

PUBLIC HEARING [5:59:48 PM](#)

Chairperson Bachman opened the Public Hearing;

Cindy Cromer – Stated she is opposed to the project.

Cristobal Villegas – Stated he is opposed to the project.

seeing no one wished to speak; Chairperson Bachman closed the Public Hearing.

The Commission and Staff discussed the following:

- Block face length zoning limitations
- Clarification on rendering and whether it's binding on the applicant
- Where there were any changes to the rendering since the last meeting
- Parking requirements
- Soil issues and whether there is funding available from the State or City to help remediate
- Clarification as to whether the applicant intends to obtain 65-foot height

MOTION [6:27:03 PM](#)

Commissioner Scheer stated, I move that we table this discussion and ask that the applicant and the staff work together to revise it.

Commissioner Ruttinger seconded the motion. Commissioners Scheer, Barry, Paredes, Lyon, Clark, Urquhart, Hoskins, Bell, and Ruttinger voted “Aye”. The motion passed unanimously.

[6:28:33 PM](#)

Mixed Use Development at 611 S Main - a request from 6th and Main, LLC, for a planned development to facilitate a mixed-use development on three parcels at approximately 611 S Main consisting of 175 high-end apartment units above 11,356 square feet of commercial space on the ground floor. Currently, there is an AT&T store, event center, and burger restaurant on the site. The planned development seeks to allow for the height of the building to be reduced from the required 100 feet on street corners in the district to approximately 85 feet. The subject parcels are located in the D-1 (Central Business District) zoning district and are within Council District #4, represented by Ana Valdemoros. (Staff contact: Chris Lee at 801.535.7706 or chris.lee@slcgov.com). **Case number PLNSUB2018-00993**

There were some technical difficulties that delayed the start of this item.

[6:33:08 PM](#)

Chris Lee, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the Planned Development with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Height limitations for the D-2 zones

Ben Lowe, Alex Lowe and Peter Berger, provided further designs details along with a presentation.

The Commission, Staff and Applicant discussed the following:

- Clarification as to the location of a proposed Trax stop adjacent to the project
- Whether retail will be opened to the public
- Reducing required height

PUBLIC HEARING [6:46:29 PM](#)

Chairperson Bachman opened the Public Hearing;

Comment card was received from Cindy Cromer that she was in favor of the petition.

Seeing no one else wished to speak; Chairperson Bachman closed the Public Hearing.

The Commission made the following comments:

- Reluctant to reduce height in a spot that should be maximized
- I love it and don't mind that the building is a little lower

MOTION [6:54:02 PM](#)

Commissioner Bell stated, based on the findings listed in the Staff Report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve planned development (Petition PLNSUB2018-00993) for modifications to the minimum height requirement of 100 feet on corners in D-1 zone as indicated in the staff report with the following conditions of approval:

- 1. The three subject parcels must be consolidated prior to issuing building permits.**
- 2. An easement for the proposed mid-block walkway to the east of the proposed structure must be approved by Salt Lake City and recorded with Salt Lake County.**
- 3. Only the specific changes address in the report as part of the planned development or preliminary subdivision review are modified. The applicant must comply with all other applicable zoning regulations.**

Commissioner Ruttinger seconded the motion. Commissioners Ruttinger, Bell, Hoskins, Urquhart, Lyon and Barry voted "Aye". Commissioners Clark, Paredes, and Scheer voted "Nay". The motion passed 6-3.

[6:55:57 PM](#)

900 S Retail Addition Conditional Use & CBSDR - Daniel Schmeling, the architect representing the property owner, Eaton & Larsen, LLC, is requesting a Conditional Use to construct an addition to a commercial building at approximately 1037/1043 E 900 South. The property is located in the RB (Residential Business) zoning district which requires a Conditional Use process for construction of an addition to an existing building for a nonresidential use that includes the demolition of a residential structure. For the purposes of the RB zoning district, a residential structure is a structure that has maintained the original residential exterior without significant structural modifications. The applicant is also requesting a modification to Design Standards located in 21A.37 of the zoning ordinance through the Conditional Building and Site Design Process. The site is located in Council District 5 represented by Erin Mendenhall. (Staff contact: Amy Thompson - (801) 535-7281 or amy.thompson@slcgov.com) **Case numbers PLNPCM2018-00990 and PLNPCM2018-00991**

Amy Thompson, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the petition with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification as to why it's an addition and not a demolition with a new lot

Suzette Eaton, property owner; Sheriden Larsen, property owner; and Daniel Schmeling, architect provided history on the property.

The Commission and Applicant discussed the following:

- Clarification of the surrounding neighbors
- Angled parking
- Second floor use
- Whether there will be multiple retail uses

PUBLIC HEARING [7:10:13 PM](#)

Chairperson Bachman opened the Public Hearing;

Darryl High, Co-Chair of the East Liberty Park Community Council – Stated the concerns and comments from the residents regarding height, parking and design of the building. He also stated he is in favor of the petition.

Dave Richards, Land Use Planning Chair – Stated he is in favor of the petition.

Cindy Cromer – Provided suggestions to address concerns raised by the community.

Mike Vanborus – Raised his concerns with the proposed project.

seeing no one else wished to speak; Chairperson Bachman closed the Public Hearing.

The Commission and Staff further discussed the following:

- Clarification with the Hip & Humble building being Historic – The building is in a National Historic District
- Year that Hip & Humble was built

MOTION [7:21:22 PM](#)

Commissioner Urquhart stated, based on the findings listed in the Staff Report, the information presented and the input received during the public hearing, I move that the Planning Commission approve the Conditional Use (Petition PLNPCM2018-00990) for the new addition and the Conditional building and Site Design Review (Petition PLNPCM2018-00991) for modifications of the specified Design Standards in section 21A.37 of the zoning ordinance with the conditions 1-4 listed in the staff report.

Commissioner Scheer seconded the motion. Commissioners Ruttinger, Bell, Hoskins, Urquhart, Clark, Lyon, Paredes, Barry and Scheer voted “Aye”. The motion passed unanimously.

The meeting adjourned at [7:25:41 PM](#)