

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, November 8, 2017

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:40:12 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Weston Clark, Vice Chairperson Ivis Garcia; Commissioners Maurine Bachman, Emily Drown, Matt Lyon, Andres Paredes, Clark Ruttinger, Brenda Scheer and Sara Urquhart. Commissioners Carolynn Hoskins was excused.

Planning Staff members present at the meeting were Cheri Coffey, Assistant Planning Director; Doug Dansie, Senior Planner; Daniel Echeverria, Senior Planner; Michael Maloy, Senior Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

No field trip was held for this meeting.

APPROVAL OF THE OCTOBER 25, 2017, MEETING MINUTES. [5:40:51 PM](#)

MOTION [5:40:52 PM](#)

Commissioner Drown moved to approve the October 25, 2017, meeting minutes. Commissioner Bachman seconded the motion. Commissioners Bachman, Drown, Lyon, Scheer and Urquhart voted “aye”. Commissioner Parades and Ruttinger abstained from voting as they were not present at the subject meeting. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:40:34 PM](#)

Chairperson Clark stated he had nothing to report.

Vice Chairperson Garcia stated she had nothing to report.

REPORT OF THE DIRECTOR [5:40:44 PM](#)

Ms. Cheri Coffey, Assistant Planning Director, stated she had nothing to report.

[5:41:32 PM](#)

Extension for Central 9th Row Houses at approximately 912-916 Jefferson Street - Peter Corroon is requesting to extend an approval of a Planned Development to construct four row houses located at the above listed address. The subject property is located in a FB-UN2 (Form Based Urban Neighborhood) zoning district and is located in Council District 4, represented by Derek Kitchen. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com). Case number: PLNSUB2016-00581

Mr. Michael Maloy, Senior 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 petition as presented.

MOTION [5:43:43 PM](#)

Commissioner Drown stated based on the information in the memo and for good cause shown, she moved that the Planning Commission grant the time extension for The Central 9th Row Houses at approximately 912-916 Jefferson Street PLNSUB2016-00581. Commissioner Urquhart seconded the motion. Commissioners Bachman, Drown, Lyon, Paredes, Ruttinger, Scheer and Urquhart voted “aye”. The motion passed unanimously.

[5:44:58 PM](#)

The Exchange Zoning Map Amendment at approximately 475 S 300 East - The Salt Lake City Real Estate Services Division is requesting to amend the zoning map for property located at the above listed address. The proposal would rezone the northernmost 100 feet (approximate) of the property from PL-2 (Public Lands 2) to TSA-UC-C (Transit Station Area-Urban Center Station-Core). The rezone to TSA-UC-C is intended to accommodate future private development on the property north of the mid-block street People’s Way and to allow for uses such as outdoor dining and mobile food trucks to take place on and along People’s Way to help activate the space. The current PL-2 zoning is generally intended for public facilities and has a limited list of allowed uses that would not accommodate such uses or private development. The associated private development is currently proposed to be nine stories in height and include ground floor commercial spaces with 288 residential units above. Currently the land is occupied by a midblock street and a small accessory building. Although the applicant has requested that the property be rezoned to the TSA-UC-C zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is located in Council District 4, represented by Derek Kitchen. (Staff contact: Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com). Case number: PLNPCM2017-00773

Mr. Daniel Echeverria, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve and forward a favorable recommendation to the City Council as outlined in the Staff Report.

The Commission and Staff discussed the following:

- An easement for the People’s Way to ensure it remained open as a midblock walkway.
- How midblock walkways were governed throughout the City.
- The setbacks under the new zoning.
- The pedestrian access in People’s Way.
- The issues with allowing the proposed zero setback along People’s Way.
- The existing sidewalks on People’s Way and if one could build over the sidewalk or to the property line.
- The proposed use of the development and the open/green spaces that were included in the design.
- If People’s Way was a public or private street.

Mr. Todd Reeder, Capital Asset Development Manager with the City's Housing and Neighborhood Development Division, reviewed the RFP process for the proposal and how the development would affect People's Way. He reviewed the design process and that the applicant wished to have the possibility for outdoor dining.

The Commission and Applicant discussed the following:

- If an easement was recommended for People's Way or would be a benefit.
- If the proposal intended to encroach on to the public way.

PUBLIC HEARING [5:57:25 PM](#)

Chairperson Clark opened the Public Hearing, seeing no one wished to speak; Chairperson Clark closed the Public Hearing.

MOTION [5:57:54 PM](#)

Commissioner Urquhart stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Planning Commission forward a favorable recommendation to the City Council to approve petition PLNPCM2017-00773, The Exchange Zoning Map Amendment. Commissioner Bachman seconded the motion.

Commissioner Lyon asked to amend the motion to add a condition that People's Way remain open and accessible to the public during business hours.

The Commission discussed the following:

- If People's Way would have car access at all times.
- Whether or not to require an easement on People's Way.
- How to ensure the midblock walkway remained in the future.

Commissioner Lyon requested an amendment to the motion for a recommendation to the City Council that they find a tool to ensure People's Way maintains an open continuous through block crossing.

SUBSTITUTE MOTION [6:05:04 PM](#)

Commissioner Lyon stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, he moved that the Planning Commission forward a favorable recommendation to the City Council to approve petition PLNPCM2017-00773, The Exchange Zoning Map Amendment and with the addition that the City Council works with staff to find a way that People's Way remains open and accessible to the public in the future as part of the zone. Commissioner Bachman seconded the motion.

The Commission discussed the following:

- In what situation would the public not be allowed on People's Way?
 - There was nothing in the rezone to prevent People's Way from being built on.

- It would be open twenty four hours to the public.
- The intention of the motion was to prevent construction of a building on People's Way.

SUBSTITUTE MOTION[6:09:04 PM](#)

Commissioner Lyon stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, he moved that the Planning Commission forward a favorable recommendation to the City Council to approve petition PLNPCM2017-00773, The Exchange Zoning Map Amendment with the added recommendation that the City Council considers how to keep People's Way an open midblock walkway, accessible to the public during very broad times of day with the exception of when the street may be used for festivals or other activities and not allow construction on the street. Commissioner Bachman seconded the motion. Commissioners Bachman, Garcia, Drown, Lyon, Ruttinger, Scheer and Urquhart voted "aye". Commission Paredes voted "nay". The motion passed 7-1.

[6:10:34 PM](#)

Mixed Use Development at approximately 100 S, 200 W, 200 S, and 300 W, known as Block 67 - The Richie Group, applicant is seeking to develop 6.45 acres in downtown for a mixed-use project that includes 656 apartments in multiple buildings, a 271-key hotel, and an office tower. The site is located southeast of the Vivint Smart Home Arena and southwest of the Salt Palace on the block bounded by 100 S, 200 W, 200 S, and 300 W, known as Block 67. The applicant envisions the project as an entertainment district that links the activities of the Arena and the Gateway to the Central Business District. (Staff contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com.)

- a. Planned Development for multiple buildings on a single property and 5' additional feet in height. Case number PLNSUB2017-00418
- b. Zoning Map Amendment (rezone) from D-4 Downtown Secondary Business District to D-1 Central Business District for a portion of the site (location of the Royal Wood Plaza/U.S. Post Office). Case number: PLNPCM2017-00419
- c. Design Review for building heights exceeding the 75' threshold and other design standard modifications.
- d. Conditional Use for a commercial parking structure at 131 S 300 W. Case number: PLNPCM2017-00448

Mr. Doug Dansie, Senior Planner, and Ms. Molly Robinson, Urban Designer, reviewed the petition as outlined in the Staff Report (located in the case file). They stated Staff recommended approval of the Conditional Use, Planned Development, and Conditional Building and Site Design Review and that the Planning Commission forward a favorable recommendation to the City Council regarding the Zoning Amendment petition.

Mr. Dave Abraham, architect, reviewed the proposal, layout, use and design of the buildings.

The Commission and Applicant discussed the following:

- The orientation of the building to the street.
- If the proposed linear park went through the entire site.
- The width of the street and if it had been reviewed by Transportation.

- The differences in the current proposal and the previous proposal.
- If there was a rendering of the linear park.
- The size of the opening/entrance to the park.
- The phasing of the construction.
- When the current parking lot would be developed.

Staff reviewed the proposal as outlined in the Staff Report.

The Commission and Staff discussed the following:

- The vertical appearance of the building.
- The proposed ground level uses for the building.
- If a Master Plan amendment was part of the proposal.
- The height of the surrounding structures compared to the proposal.
- The date when other properties were zoned D1.
- Why the proposal was being addressed in whole and not piece by piece.
- The overlay zone boundaries.
- The way the signs and art would be reviewed and the standards for reviewing them.
- If the green roof space was to achieve LEED standards.

PUBLIC HEARING [7:16:48 PM](#)

Chairperson Clark opened the Public Hearing.

The following individuals spoke to the petition: Mr. Raymond Uno, Senator Jani Iwamoto, Mr. Rolan Yoshinaga and Ms. Jennifer Hasty.

The following comments were made:

- The development would negatively impact the Japanese community regardless of what was put on the property.
- The issues Japantown had in the past with the expansion of the Salt Palace and development in the area.
- Needed to ensure the street festivals held on 100 S and other activities could still be held at the Churches.
- The parking and traffic would greatly impact the existing churches.
- Reviewed the history of the area and the need to protect the heritage.
- The number one issue was the egress and ingress to the development.
- The D 4 Zoning best fit the area as the D 1 zone was too intense for the area.
- The east west connection looked narrow and could be inviting for homeless persons to use the alley.
- The existing churches would be placed on the service side of the development and the Salt Palace.
- Signage was a concern.
- Adding paid parking to the site would impact the community.

Chairperson Clark read the following cards:

- Mr. Al Kubota – I represent the Japanese Church of Christ and the Japanese committee (JCPC). We are very concerned in specific how the development will affect the community specifically 100 South Street. We were granted to have access to 100 South Street for all our street festivals. 100 South Street is “Japanese Town” street.
- Ms. Suzan Yoshimura – The development will severely impede the ability of the Salt lake Buddhist Temple to conduct its religious mission and impact its existence. The Temple was established in 1912.
- Mr. Brent Koga – Concerned about negative impacts for Japanese Church of Christ and Salt Lake Buddhist Temple located on 100 South. The two churches are religious, cultured and social gathering places for the community, The Salt Lake Buddhist Temple has had a presence on 100 South for over 100 years. It appears as very little consideration has been placed on the impacts to the existing residents of the surrounding residents. Very concerned with parking access to 100 South signage (big) on 100 South with no impact from local existing residents.
- Ms. Karen Okawa – (SLC Buddhist Temple and Japanese Church of Christ). The two churches on that block of First South are being buried by new high rise developments. The increased traffic and walking traffic has increased crime in the area (both churches have had recent break-ins). The two religious organizations are all that remain of the old Japan Town. We cannot afford to relocate.
- Ms. Allyn Nakashima – As a member of the Japanese Church of Christ, I am concerned about impact on the church property, traffic, business of the area, parking, etc.
- Mr. Stan Endo – The development will severely impede the ability of the Salt Lake Buddhist Temple (established 1912) to conduct our religious mission and impact our existence.
- Ms. Julee Mori – We do not believe this development should have its egress access on to 100 South. Also I do not agree with allowing the building heights to exceed current zoning. This would essentially close natural lighting even more than we currently experience.
- Ms. Sharlene Kirkham – I have been a member of the Japanese Church of Christ. The church is an important spiritual, historical, community, cultural center for our community (two churches). The proposal egress and ingress would impact our churches. Please consider rezoning the egress and ingress to the new development so that the extra traffic will not impact the smaller churches located on 100 South,

The Commission and Senator Iwamoto discussed the following:

- If the Japanese community had discussed the proposal with the developer.

Chairperson Clark closed the Public Hearing.

The Applicants stated they met with the Japanese community regarding the proposal, they reviewed the parking for the proposal they understood the issues with the history of the people in the area and want to help ensure the activities become part of the development. They stated they were willing to work with the community to address any concerns and help to improve the area. The Applicants reviewed the access to the property and how they were trying to accommodate the community.

The Commission, Applicant and Staff discussed the following:

- If the community has been willing to work with the developer or offer solutions to their concerns.
- How to protect the churches and ensure they are protected in the future.
- If the development would affect the festivals on 100 South.
- The surrounding buildings were taller than what was being proposed.
- The parking entrances and access during festivals.
- The flexibility of the parking and options for public parking.
- The phases of the development and the number of parking spaces in each phase.
- The traffic patterns and times during the day traffic would be at its highest.
- The possible added support of the festivals from the residents or visitors to the development.
- The Planning Commissions purview over parking requirements in the neighborhood.
- What could be developed by right and what was gained by going through a planned development?
- The petitions under review and what was included in each petition.
- If the height needed to be approved now or could be reviewed at a Work Session.
- The time frame for the signage, phase two and other aspects of the development.

The Commission discussed and stated the following:

- The need to encourage the developer to work with the community regarding the future designs on the site.
- The rezone should be considered separate from the proposal.

MOTION [8:19:39 PM](#)

Commissioner Drown stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Planning Commission approve the Planned Development PLNPCM2017-00419, which includes the allowance of multiple buildings on a single site and increased height as illustrated in the attached plans. With the conditions A through C as listed in the Staff Report. Commissioner Scheer seconded the motion. Commissioners Bachman, Drown, Garcia, Lyon, Ruttinger, Scheer and Urquhart voted “aye”. Commissioner Paredes voted “nay” The motion passed 7-1.

MOTION [8:22:16 PM](#)

Commissioner Scheer stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Planning Commission approve the Planning Commission approve the Conditional Building and Site Design review PLNPCM2017-00448, which includes modifications to height, massing and other design features as shown on the attached plans. With conditions A, C, D and E and not B as listed in the Staff Report. Commissioner Bachman seconded the motion.

The Commission discussed the following:

- The conditions of approval.

- The materials for the building and how it would be viewed from the pedestrian level.

Commissioners Bachman, Drown, Garcia, Lyon, Ruttinger, Paredes, Scheer and Urquhart voted “aye”. The motion passed unanimously.

MOTION [8:26:37 PM](#)

Commissioner Bachman stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Planning Commission approve The Planning Commission approves the Conditional Use for a commercial parking lot PLNSUB2017-00418 as reflected in the drawings presented. Commissioner Garcia seconded the motion. Commissioners Bachman, Drown, Garcia, Lyon, Ruttinger, Paredes, Scheer and Urquhart voted “aye”. The motion passed unanimously.

The Commission discussed the following

- Why it would be beneficial to review the zoning separately.
- If the item should be tabled and what the time frame would be to bring it back to the Planning Commission.

MOTION [8:32:41 PM](#)

Commissioner Lyon moved that the Planning Commission table PLNPCM2017-00420, regarding the Zoning Map/Text Amendment upon request that the Staff and Planning Commission could have a discussion that was exclusive to the rezone and subject property about its appropriateness absent of the discussion of the development and also that the Staff presents to the Planning Commission some of the policy discussion and rationale that was presented to this body during the West Temple convention hotel and detailed background on the surrounding zoning.

SUBSTITUTE MOTION [8:34:10 PM](#)

Commissioner Scheer moved that the Planning Commission forward a negative recommendation to the City Council regarding PLNPCM2017-00420, for the Zoning Map/Text Amendment upon the basis that the applicant should pursue a more sufficient public input to the prospect of the height of the proposed building and that the Planning Commission needs to be educated or informed from the Staff about the history of this particular site and decisions that went into the D4 zone.

The Commission discussed the following:

- If the motion was to table or deny.
- What happened if a negative recommendation is forwarded to the City Council for the petition?

Commissioner Ruttinger seconded the motion.

The Commission discussed the following:

- To table the petition, forward a negative recommendation or a positive recommendation to the City Council.

- If the Commission would want to review the zoning prior to the City Council's review.

SUBSTITUTE MOTION [8:40:10 PM](#)

Commissioner Lyon moved that the Planning Commission table PLNPCM2017-00420, regarding the Zoning Map/Text Amendment until Staff can come back and present to the Planning Commission detailed review of the policy decisions that guided the convention center block and the policy decisions that have led to this type of parcel to be zoned to D4. Commissioner Garcia seconded the motion.

The Commission discussed the following

- How tabling the petition would affect the developer's time frame.

The Commission acknowledged the public comments and stated they understood the unfair treatment of the Japanese Community. The Commissioner stated they apologized for that treatment and wanted the community to feel heard.

Commissioners Bachman, Drown, Garcia, Lyon and Paredes voted "aye". Commissioners Scheer, Ruttinger and Urquhart voted "nay" The motion passed 5-3.

The meeting adjourned at [8:45:59 PM](#)