

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, February 22, 2017**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:29:37 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

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

Planning Staff members present at the meeting were Michaela Oktay, Planning Manager; Jonathan Goates, Principal Planner; Chris Lee, Principal Planner; Michelle Poland, Administrative Secretary and Paul Nielson, City Attorney.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Clark Ruttinger, Weston Clark, Ivis Garcia, Carolyn Hoskins and Sara Urquhart. Staff members in attendance were Michaela Oktay, Chris Lee and JP Goates.

The following sites were visited:

- **1002 W 200 South** - Staff gave an overview of the proposal.
- **315 W Pierpont Avenue** - Staff gave an overview of the proposal.

**APPROVAL OF THE FEBRUARY 8, 2017, MEETING MINUTES.** [5:29:57 PM](#)

**MOTION** [5:30:05 PM](#)

**Commissioner Ruttinger moved to approve the February 8, 2017, meeting minutes. Commissioner Garcia seconded the motion. Commissioners Hoskins, Bachman, Clark, Garcia, Ruttinger and Urquhart voted “aye”. The motion passed unanimously.**

**REPORT OF THE CHAIR AND VICE CHAIR** [5:30:18 PM](#)

Vice Chairperson Hoskins stated she had nothing to report.

**REPORT OF THE DIRECTOR** [5:31:09 PM](#)

Ms. Michaela Oktay, Planning Manager, stated she had nothing to report.

[5:31:30 PM](#)

**Euclid Corners Townhomes at approximately 1002 W 200 South** - A request by Pascal Meyer of Carpenter Stringham Architects on behalf of the property owner, for approval from the City to develop a proposed 16-unit townhome project at the above listed address. The applicant is requesting Planned Development and

**Subdivision approval for moderation of certain zoning standards related to setbacks abutting an RMF-35 District, first floor glass requirements, minimum lot size and lots not fronting a public street. The vacant parcel is zoned TSA-UN-T Transit Station Area Urban Neighborhood Transition. The subject property is within Council District 2, represented by Andrew Johnston. (Staff contact: JP Goates at (801)535-7236 or [jp.goates@slcgov.com](mailto:jp.goates@slcgov.com).) Case number PLNSUB016-01000**

Mr. JP Goates, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:

- The exception request for lowering the glass percentage and why the glass could not be glazed or tinted glass.

Mr. Pascal Meyer, Carpenter Stringham Architects, and Mr. Bryan Flynn, NeighborWorks, reviewed the layout and use of the building, the reasoning for the request to lessen the percentage of glass, the design of and materials for the building.

The Commission, Applicant and Staff discussed and stated the following

- The reasoning for the design and height of the podium.
- The parking for the proposal.
- The HOA and how it would be organized.
- If the units would be owner occupied or rentals.
- If there were other options to lower the building instead of having the podium as presented.
- If the use of the courtyard was private or public.
- Could the area be gated in the future and how it would be regulated.
- If retail would be part of the proposal.
- The location of the entrance to the structure.

Chairperson Lyon arrived at the meeting [5:47:42 PM](#)

**PUBLIC HEARING** [5:47:42 PM](#)

Vice Chairperson Hoskins opened the Public Hearing.

The following individuals spoke to the petition: Mr. Michael Fife

The following comments were made:

- The proposal was an appropriate development for the area and neighborhood.
- The development was in keeping with the nature of the area and its future.

- The proposal increased the density and would hopefully help with more transit development.
- The proposal was great use of the alley.
- Would be a better design to have the units look more like townhomes and less like apartments.

Vice Chairperson Hoskins closed the Public Hearing.

Commissioner Garcia reviewed her activities with NeighborWorks on a Steering Committee.

The Commission determined there was not a conflict of interest.

The Commission, Applicant and Staff discussed the following:

- If the design and look of the building could be made to reflect a townhomes less than apartments.
  - The Applicant stated they would look at adding an architectural accent to help achieve the townhouse look and feel.

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

**Commissioner Ruttinger stated regarding PLNSUB2016-01000 – Euclid Corners Townhomes PLNSUB2017-00032 – Euclid Corners Preliminary Subdivision, based on the information in the Staff Report, public testimony, and discussion by the Planning Commission, he moved that the Planning Commission approve petitions PLNSUB2016-01000 and PLNSUB2017-00032, regarding the Euclid Corners Townhomes Planned Development and Preliminary Subdivision request subject to conditions one through six as listed in the Staff Report. Commissioner Garcia seconded the motion. Commissioners Lyon, Bachman, Clark, Garcia, Ruttinger and Urquhart voted “aye”. The motion passed unanimously.**

**[5:56:52 PM](#)**

**Pierpont Apartments Conditional Design Review at approximately 315 W Pierpont Avenue - A request by Gardiner Properties Pierpont, LLC, for approval from the City to increase the height of a proposed residential building from 75 feet to 85 feet (7 stories to 8 stories) at the above listed address. The proposed structure is for a multi-family apartment building with 87 units. Currently the land is a parking lot and is located within the D-3 (Downtown Warehouse/Residential) zoning district. This type of project must be reviewed through the Conditional Building and Site Design Review process. The subject property is within Council District 4, represented by Derek Kitchen. (Staff contact: Chris Lee, Principal Planner, at (801) 535-7706 or [chris.lee@slcgov.com](mailto:chris.lee@slcgov.com).) Case number PLNPCM2016-00997**

Mr. Chris Lee, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission approve the petition as presented.

Mr. John Gardiner, Gardiner Properties Pierpont, Mr. Warren Lloyd, Lloyd Architects and Aaron Day, Lloyd Architects applicants, reviewed the history of the project and area. They stated they were happy to answer any questions the Commission may have.

The Commission, Applicant and Staff discussed and stated the following

- Why commercial uses were not on the ground floor of the proposal.
- The parking for the proposal.

**PUBLIC HEARING [6:08:38 PM](#)**

Vice Chairperson Hoskins opened the Public Hearing.

The following individuals spoke to the petition: Mr. Ed Gallagher and Mr. Paul Bruno.

The following comments were made:

- The additional height was not necessary as it did not meet the Downtown Master Plan.
- The proposal would create an issue for the area as the surrounding buildings were not as tall as the subject building.
- The proposal did not fit the neighborhood or character of the area.
- The area should be preserved and the proposal did not promote preservation.

Vice Chairperson Hoskins closed the Public Hearing.

The Commission, Applicant and Staff discussed the following:

- How the Master Plan applied to the proposal.
- The allowable height in the subject zone and the surrounding zones.
- Having taller buildings than what exists did not affect the preservation of the area.
- Historic buildings were not affected by the construction of this proposal and it was taking the nature of the area into consideration.
- Would have liked a more active ground use but it was not a requirement in the zone.
- The Master Plan was a vision document and some of the zoning did not currently reflect that vision.
- Staff would be looking into the zoning and the areas were not currently under historic protection because they were national districts not local districts.
- The materials for the proposal and how they fit the character of the area.
- The loss of the mural on the neighboring building and if an art piece would be integrated on the new building.
- How the proposal would activate the area.
- The height of the surrounding structures and the new developments in the area.

- The reasoning for the additional height.
- The high water table in the area.
- The pedestrian experience with the building.
- How the building addresses the street with the design and landscaping.
- The location of the building was not as pedestrian friendly as it should be.
- How the building related to other buildings in the area.
- If consideration was given to the art space buildings when designing the structure.
- The setbacks for the proposal and how it related to the neighboring buildings.
- If clear glass was appropriate for the parking area.
- The percentage of glass required on the ground floor.

The Commission discussed and stated the following:

- The height and the pedestrian interaction of the structure.
- The orientation of the building and how it interacted with Pierpont Avenue.
- The height of the surrounding buildings.
- The proposed use would activate and enliven the street.
- The materials and use of the building were great but it was a missed opportunity to not interact with the surrounding spaces.
- The issues under the Commission's purview and loss of the view of the mural.

**MOTION [6:46:47 PM](#)**

**Commissioner Lyon stated regarding PLCPCM2016-00997 Pierpont Apartments Based on the plans presented, information in the staff report, and public testimony, he moved that the Planning Commission approve the requested Conditional Building and Site Design Review PLNPCM2016-00997 to allow for 10 feet of additional height subject to the following condition:**

- 1. The glass surfaces on the ground floor will be clear and unglazed.**

**Commissioner Urquhart seconded the motion.**

The Commission discussed the glass as related to condition one in the Staff Report.

**Commissioners Lyon, Hoskins, Bachman, Clark, Garcia, Ruttinger and Urquhart voted "aye". The motion passed unanimously.**

**The meeting adjourned at [6:49:56 PM](#)**