

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, April 24, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:27 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; Commissioners Amy Barry, Adrienne Bell,Carolynn Hoskins, Matt Lyon, Clark Ruttinger, and Brenda Scheer. Vice Chairperson Sara Urquhart and commissioners Weston Clark and Andres Paredes were excused.

Planning Staff members present at the meeting were Molly Robinson, Planning Manager; Paul Neilson, Attorney; Amy Thompson, Senior Planner; David Gellner, Principal Planner; Nannette Larson, Principal Planner; Laura Bandara, Urban Designer; and Marlene Rankins, Administrative Secretary.

Field Trip

The field trip was cancelled.

APPROVAL OF THE APRIL 10, 2019, MEETING MINUTES. [5:32:52 PM](#)

MOTION [5:32:57 PM](#)

Commissioner Hoskins moved to approve the April 10, 2019, meeting minutes. Commissioner Bell seconded the motion. Commissioners Ruttinger, Lyon, Bell, Hoskins, and Barry voted “Aye”. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:33:29 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart was not present.

REPORT OF THE DIRECTOR [5:33:36 PM](#)

Molly Robinson, Planning Manager, stated she had nothing to report.

[5:33:43 PM](#)

ADU at approximately 2324 Green Street - AJ Waller, the owner of the property at approximately 2324 S. Green Street, is requesting Conditional Use approval to construct an Accessory Dwelling Unit within the basement of a proposed addition. The property is located in the R-1/7000 (Single-Family Residential) zoning district, which requires Conditional Use approval for construction of an ADU. The subject is located within Council District 7, represented by Amy Fowler. (Staff contact: Kelsey Lindquist at (801) 535-7930 or kelsey.lindquist@slcgov.com) **Case number PLNPCM2019-00037**

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

Commissioner Scheer joined the meeting.

The Commission and Staff discussed the following:

- Clarification regarding the square footage of the building
- Whether the alley way was included in the lot area calculations

AJ Waller, applicant, provided clarification regarding the height of the building.

The Commission and Applicant discussed the following:

- Whether the owner currently occupies the property
- The total square footage of the lot and calculations that were provided by the applicant for maximum lot coverage of the zoning district.

PUBLIC HEARING [5:41:39 PM](#)

Chairperson Bachman opened the Public Hearing;

Judi Short, Community Council Representative – Stated she and the community are in favor of the petition and recommend the Planning Commission approve the conditional use.

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

The Commission and Staff further discussed the following:

- Clarification on ADU registration requirements in the zoning ordinance

MOTION [5:46:09 PM](#)

Commissioner Barry stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve PLNPCM2019-000378 with the following conditions:

- 1. The applicant shall comply with the registration process outlined in section 21A.40.200.F of the Salt Lake City zoning ordinance.**
- 2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments apply.**

Commissioner Bell seconded the motion. Commissioners Barry, Hoskins, Bell, Lyon, and Ruttinger voted “Aye”. Commissioner Scheer abstained from voting. The motion passed 5-1.

[5:48:00 PM](#)

Red Rock Brewery Brewhouse – Conditional Use & Conditional Building and Site Design Review

- MJSA Architects representing 200 West Holding, LC the property owner, are requesting Conditional Use approval for the new Red Rock Brewing Company Brewhouse to be located at 426 West 400 North in the TSA-UC-T – Transit Station Area Urban Center Transition zoning district. A brewery is a conditional use in the TSA-UC-T zone. The applicant is also seeking Conditional Building and Site Design Review (CBSDR) approval to modify some of the design standards of the building, specifically the length of blank walls, ground floor glass and street-facing entrance requirements and street-facing façade setback requirements. The subject property is located within Council District 3, represented by Chris Warton. (Staff contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case numbers PLNPCM2018-01008 & PLNPCM2019-00255**

David Gellner, 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 petition with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on which elevation the blank wall faces and length of that elevation.

Ralph Nagasawa and Juliann Hanson, Architects; Bob Jenson, owner, provided design details.

The Commission and Applicant discussed the following:

- Clarification whether there is grain in the grain silo structures and their function
- The commission asked the applicant for thoughts on the Staff's request for a mural and door to be added to the blank wall
- Design detail clarification
- Additional windows on the east elevation to provide a view into the brewery from the street. The applicant explained there are windows from the tasting room into the brewery making the brewery the focal point from that room
- Total length of wall space between the grain silos and the front door on the east elevation
- Type of landscaping that the applicant is proposing to use
- Guest parking location and total number of parking spaces
- Surrounding businesses and whether there will be parking restrictions

PUBLIC HEARING [6:14:00 PM](#)

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

The Commission and Staff further discussed the following:

- Clarifications regarding the conditions requested by staff in regard to the blank wall space

FIRST MOTION [6:20:09 PM](#)

Commissioner Scheer stated, based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the requested Conditional Use application PLNPCM2018-01008 for the Red Rock Brewing Company Brewery to be located at 426 West 400 North with no conditions.

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

SECOND MOTION [6:21:21 PM](#)

Commissioner Scheer stated, based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the requested Conditional Building and Site Design Review application (PLNPCM2019-00255) for the Red Rock Brewing Company Brewery with no conditions.

Commissioner Lyon seconded the motion. Commissioners Scheer, Hoskins, Bell, and Lyon voted “Aye”. Commissioners Barry and Ruttinger voted “Nay”. The motion passed 4-2.

[6:22:42 PM](#)

An Amendment to the Marmalade Courtyards Planned Development at approximately 326 W Reed Ave - The petitioner, Bob Lund with Neighborworks, is requesting an amendment to an existing Planned Development. The Planned Development was previously approved in January 2016 to develop a 24-unit single family attached townhome and a 6-unit condominium project. This original approval included the rehabilitation of 2 existing multi-family residential buildings fronting on 300 West. The amended Planned Development proposes to demolish the 2 existing buildings which are along 800 North and 300 West and to construct 2 new buildings on the same footprint as the existing buildings. The original Planned Development required a review by the Planning Commission due to a reduced width private street, lots which do not front a public street, and a reduced front yard setback. The proposed amended Planned Development requests that the replacement structures be approved with a reduced front and corner side yard, a reduction in street facing façade fenestration along 300 West and 800 North, and no entryway along the 800 North street façade. The subject property is located within Council District 3, represented by Chris Warton. (Staff contact: Nannette Larsen at (801) 535-7645 or Nannette.larsen@slcgov.com) **Case number PLNSUB2015-00218**

Nannette Larsen, Principal 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.

Robert Lund, and Maria Garcia, applicants; Pascal Meyer, architect, reviewed the history and original plans for the proposed project.

The Commission and Applicant discussed the following:

- Setback issue and whether it is considered complying with the setback requirements for the new buildings
- Utility easement

PUBLIC HEARING [6:34:50 PM](#)

Chairperson Bachman opened the Public Hearing;

Tiffanie Price – Provided feedback, suggestions regarding the project, and stated that the applicant should maintain the existing brick structures according to the original Planned Development approval.

Wade Peabody – Provided positive feedback and stated he would like to see a rebuild on similar footprint that is energy efficient and sustainable.

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

The Commission and Staff further discussed the following:

- Building plans
- Below grade area that fronts the building and whether it will be maintained
- Non-operable windows

MOTION [6:47:58 PM](#)

Commissioner Bell stated, based on the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve petition PLNSUB2015-00218, regarding the amended Marmalade Courtyards Planned Development with the conditions of approval listed in the staff report.

Commissioner Hoskins seconded the motion. Commissioners Scheer, Hoskins, Bell, Lyon, and Ruttinger voted “Aye”. Commissioner Barry voted “Nay”. The motion passed 5-1.

WORK SESSION

[6:49:12 PM](#)

Urban Landscapes – The Planning Commission received a briefing on Urban Landscapes and the significant role of landscape architecture in urban design. The briefing provided a broad overview of landscape characteristics and types typically found

in urban settings. (Staff contact: Laura Bandara at (801) 535-6188 or laura.bandara@slcgov.com)

Laura Bandara, Urban Designer, briefed the Commission regarding her intent to expand a landscape architectural approach to urban design to find solutions as the City grows and develops, and provided relevant precedent examples.

The Commission and Staff discussed the following:

- Clarification on staff's plans to have striking public art that is functional
- Whether there are plans to have an open space master plan in the future

The meeting adjourned at [7:19:39 PM](#)