

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, June 12, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:35:34 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time. Chairperson Bachman provided an opening statement.

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

Planning Staff members present at the meeting were Molly Robinson, Planning Manager; Paul Nielson, Attorney; Amy Thompson, Senior Planner; Anna Anglin, Principal Planner; Daniel Echeverria, Senior Planner; and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, and Brenda Scheer. Staff members in attendance were Amy Thompson, Anna Anglin, and Daniel Echeverria.

- **2188 S Highland Drive** – Staff gave an overview of the proposal. Discussion was made regarding the separation between the buildings – 30 feet, air, light, etc.
- **1019 East Logan Avenue** – Staff gave an overview of the proposal.
- **45 South 600 West** – Staff gave an overview of the proposal.

Commissioner Lyon arrived.

APPROVAL OF THE MAY 22, 2019, MEETING MINUTES. [5:36:27 PM](#)

MOTION [5:36:33 PM](#)

Commissioner Clark moved to approve the May 22, 2019, meeting minutes. Commissioner Hoskins seconded the motion. Commissioners Scheer, Hoskins, Clark, Barry and Lyon voted “Aye”. Commissioner Bell abstained from voting as she was not present for the said meeting. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:37:18 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart was not present.

REPORT OF THE DIRECTOR [5:37:23 PM](#)

Molly Robinson, Planning Manager, informed the commission the importance of attendance for upcoming meetings and that there will be a July 31st meeting.

[5:40:05 PM](#)

Subdivision/Planned Development Amendment at approximately 1570 S Main – Moda on Main - Brock Loomis of J.F. Capital is requesting approval from the City to create an 11-unit residential subdivision for the previously approved Planned Development at 1570 S. Main. The configuration of two

multi-family buildings with a combined total of 11 units has not changed, however each unit is now being proposed on its own sellable lot with shared common space. The project requires approval for the amended Planned Development and the subdivision. The following two petitions are associated with this request:

- a. Preliminary Subdivision Plat – A request to subdivide and reconfigure three parcels into 11 new parcels with shared common yard and parking areas. **Case number PLNSUB2019-00133**
- b. Planned Development Amendment – A request to amend the Planned Development approval to address the creation of 11 lots that do not independently have street frontage, yards setbacks, or the minimum lot size of 10,000 square feet in the CC Zone but are part of a larger common lot which meets the standards. **Case number PLNSUB2018-00057**

The subject property is located in Council District 5 represented by Erin Mendenhall. (Staff contact: Eric Daems at 801-535-7326 or eric.daems@slcgov.com).

Amy Thompson, Senior Planner, represented Eric Daems in his absence. Ms. Thompson 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.

The Commission and Staff discussed the following:

- Whether there will be an HOA to manage the common area

Brock Loomis and Adam Paul, applicants, were available for questions and addressed the commission's concern regarding the HOA.

PUBLIC HEARING [5:43:48 PM](#)

Chairperson Bachman opened the Public Hearing;

Robert Lewis – Raised concern regarding power lines, fencing to his property and tree preservation.

Dennis Cavazos – Asked to receive parking code requirements.

Tracy Jensen – Requested to know how the street parking will impact bike lane accessibility.

Seeing no one else wished to speak; Chairperson Bachman closed the public hearing.

The applicant addressed questions and concerns raised during the public hearing.

The Commission and Staff further discussed the following:

- Parking requirements
- Tree preservation

MOTION [5:52:44 PM](#)

Commissioner Clark 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 an amendment to PLNSUB2018-00057 Moda on Main Planned Development and PLNSUB2019-00133: Moda on Main preliminary Subdivision.

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

[5:53:40 PM](#)

Planned Development and Conditional Building and Site Design Review at approximately 45 South 600 West - A request by Auggie Wasmund, from C.W. Urban, for a Planned Development and Conditional Building and Site Design Review (CBSDR) to build a four story 48-unit residential building at approximately 45 S 600 West in the Gateway Mixed Use (G-MU) zoning district. Planned Development approval is required for all new construction in the G-MU zoning district. The applicant is also requesting a reduction of parking lot landscaping through the Planned Development process and the proposed exterior building materials require approval through the CBSDR process. The subject property is within Council District 4 represented by Ana Valdemoros (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case numbers PLNSUB2019-00128 and PLNPCM2019-00129**

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 regarding proposed parking spaces and increasing the maximum off street spaces
- Request to reduce landscaping
- Location for art details
- Mid-block walkway
- Whether there is sidewalk or if there will be a pathway for pedestrians

Auggie Wasmund, applicant, provided a presentation along with further design details.

The Commission and Applicant discussed the following:

- Whether there is a walkway/ pedestrian space that will be provided
- North/South walkway
- Clarification on parking spaces

PUBLIC HEARING [6:24:44 PM](#)

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

The Commission, Staff and Applicant further discussed the following:

- Landscaping
- Commission asked staff on thoughts for stamped and stained concrete versus separate walkway adjacent to the driveway into the complex
- Gas meters and whether staff seeing an issue with the location
- Clarification on where electrical boxes are being proposed
- Midblock walkway width requirements
- Discussion regarding parking lot dimensions and spacing requirements for fire access/drive aisle.
- The commission discussed potential changes to the design of the interior parking lot landscaping area which included reducing the width of the drive aisle which is proposed at 27' 5" and 24' 1" is what is required based on the width/length and angle of the parking stalls. This would free up some additional area where greenspace could be added.
- Potential to concentrating interior parking lot landscaping as opposed to the smaller areas proposed on the plans.

- ADA parking stall
- Motion recommendations clarifications

Executive session: Commission discussed possible changes to conditions of motion.

MOTION – FIRST ATTEMPT (FAILED) [6:52:43 PM](#)

Commissioner Scheer stated, based on the analysis and findings listed in the staff report, I move that the Planning Commission approve the Planned Development request (PLNSUB2019-00128) for new construction in the G-MU zoning district. Additionally, I move that the Planning Commission approve of the Conditional Building and Site Design Review for requested modification of the G-MU urban design provisions related to exterior material requirements. This recommendation is based on the conditions of approval listed below. Final details regarding these conditions of approval are delegated to planning staff.

Clarification was made that the commission needs to provide a finding on why she does not agree with staff's recommendation to deny the request of reductions of the parking lot landscape requirements.

Further discussion was made regarding possible changes to conditions and standards.

Commissioner Scheer stated, Planning Commission finds that with changes discussed in the Commission meeting to the design of the parking lot:

- a) the landscaping requirement within the parking area will enhance the entrance to the mid-block walkway. The landscape setbacks adjacent to properties that also both have landscaping and;
- b) Given the suggestions for the parking lot, once incorporated, the parking areas will be appropriately buffered from adjacent uses.

Commissioner Bell added that given the design it is appropriately buffered from adjacent uses.

Commissioner Bell seconded Commissioner Scheer's motion. Motion was discussed and not voted on.

SUBSTITUTE MOTION [7:05:31 PM](#)

Commissioner Lyon stated, based on the findings listed in the staff report, and Planning Staff recommendations, the Planning Commission approve Conditional Building and Site Design Review for the requested modifications of the G-MU urban design provisions related to exterior material requirements. This recommendation is based on the conditions, approval below with the following changes:

1. That the accessible portion of the parking stall is moved in front of the mid-block walkway to provide a visual connection from 100 South back through the mid-block.
2. 2,3 & 4 accepted as written in staff report;
3. 5 – gas meters be appropriately screened with landscaping and meet all code requirements;
4. 6 – that the architectural detailing meet the drawings provided by the applicant during the presentation today;
5. 7 & 8 as written in the staff report.

With respect to both petition numbers. This motion does not address the landscaping lot requirements to clarify. PLNSUB2019-00128 and PLNPCM2019-00129.

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

SECOND MOTION [7:08:41 PM](#)

Commissioner Lyon stated, based on the analysis and findings listed in the staff report, and discussion testimony today, I move that the Planning Commission Deny the reductions for parking lot landscaping requirement request by the applicant.

SUBSTITUTE SECOND MOTION [7:09:15 PM](#)

Commissioner Scheer stated, based on the analysis and findings listed in the staff report, I move that the Planning Commission approve the Planned Development request PLNSUB2019-00128 for a new construction in the GM-U zoning District, Deny the requested reductions to parking lot landscape requirements.

Discussion between the Commission and staff was made as to what direction the Commission wanted to direct the motion.

FINAL MOTION [7:20:32 PM](#)

Commissioner Bell stated, based on the findings and information presented, and the input received during the public hearing, I move that Planning Commission approve the requested reductions to parking lot landscaping subject to the applicant redesigning the parking lot and landscape areas per the input received during the hearing.

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

[7:22:10 PM](#)

Fern Subdivision Alley Vacation at approximately 1019 East Logan Avenue - Kathleen Bratcher, who lives at 1019 East Logan Avenue is proposing to vacate the alley that is to the west and north of her property. The western portion runs 126’ north and south along her property line. The northern portion of the alley runs east and west 336’ from the applicant’s property to 1053 E. Logan Avenue and then follows 1053 E. Logan’s eastern property line 126’ north and south. The alley is recorded on the Fern Subdivision and is adjacent to property on the north that is not part of the subdivision. The subject property is located in the R-1-5000 zoning district and is located in council district 5, represented by Erin Mendenhall. (Staff Contact: Anna Anglin at 801-535-6050 or anna.anglin@slcgov.com) **Case Number PLNPCM2018-00468**

Anna Anglin, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Whether there was a survey conducted regarding what utility lines are in the alley
- Whether the gas line was included as part of a condition
- Clarification as to who would be responsible for conducting a survey

Kathleen Bratcher, applicant, provided explanation for the petition and was available for questions from the Commission.

The Commission and Applicant discussed the following:

- Clarification was requested on the subdivision
- Clarity on how the city enforces surveys required by property owners

PUBLIC HEARING [7:34:28 PM](#)

Chairperson Bachman opened the Public Hearing;

Alan Bloom – Provided feedback regarding his view on the petition.

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

MOTION [7:36:08 PM](#)

Commissioner Bell stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission transmit a positive recommendation to the City Council for the Fern Subdivision Alley Vacation, file PLNPCM2018-00468 for the reasons listed in the staff report.

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

[7:37:14 PM](#)

Sugar Alley Conditional Building and Site Design Review at approximately 2188 S Highland Drive

- Ben Lowe, representing the property owner Sugarhouse Dixon, LLC, has requested Conditional Building and Site Design Review approval to build an eight- story mixed-use building at 2188 S Highland Drive. The development is proposed to be approximately 85' in height and include 186 apartments and 16,000 square feet of retail space. Buildings over 50' in height in the Sugar House Business District-1 zone are required to go through the Conditional Building and Site Design Review process, and as the building exceeds this height it is proceeding through this process. Through this process applicant is also seeking a modification to a 15' upper floor step-back requirement for the north-east portion of their building that faces Highland Drive. The property is in the Sugar House Business District-1 (CSHBD-1) zone and is in Council District 7, represented by Amy Fowler. (Staff contact: Daniel Echeverria, daniel.echeverria@slcgov.com or 801-535-7165) **Case number PLNPC2019-00264**

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 the petition with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on design findings
- Whether Sugarmont's private drive/walkways were required to remain accessible
- Clarity on location on the new road that is being built
- Setbacks and easements and whether they are included as requirements
- Whether there will be an easement
- Clarification if there was a requirement to keep pathway open on Sugarmont

Ben Lowe with Lowe property group; Alex Lowe with Lowe property group; and Pieter Berger, Architect, provided a presentation and further design details. They also addressed questions and concerns from the Commission.

The Commission, Staff and Applicant discussed the following:

- How will the public access the new driveway coming from McClelland to the underground parking of the view that's adjacent to the dog store
- Retail location
- Setback along Sugar Alley
- Width of Sugar Alley
- Encouragement of architectural amenities
- Whether new driveway will be named
- Clarity of pedestrian experience

PUBLIC HEARING [8:05:04 PM](#)

Chairperson Bachman opened the Public Hearing;

Judi Short, Vice Chairperson of the Sugar House Community Council Representative – Provided positive feedback regarding the project.

Landon Clark, Chairperson of the Sugar House Community Council – Reiterated Judi Clark's statement and provided positive feedback.

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

The Commission and Staff further discussed the following:

- Step-back and whether it was part of the design guideline

MOTION [8:12:52 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 PLNPCM2019-00264 Sugar Alley Conditional Building and Site Design Review with the conditions listed in the staff report.

Commissioner Hoskins seconded the motion. Commissioners Bell, Scheer, Hoskins, Clark, Barry and Lyon voted "Aye". The motion passed unanimously.

[8:13:53 PM](#)

Sugar House Business District Design Standards Text Amendment - A request by the Mayor to amend the Sugar House Business District (CSHBD) zoning district regulations. The amendments would apply additional design standards to development in the zone. Design standards include regulations pertaining to such things as windows, entrances, and building materials. Currently, there are a limited number of design standards for small developments in Sugar House, whereas large developments have many more standards to comply with. The proposed additional design standards are meant to bridge this gap and help ensure that new small buildings support a high quality, pedestrian oriented environment in Sugar House. Other miscellaneous related changes and clarifications to the zoning code are also included in the amendments. The proposal affects both the CSHBD-1 and CSHBD-2 zoning districts. The zone is located within Council District 7, represented by Amy Fowler. (Staff Contact: Daniel Echeverria, daniel.echeverria@slcgov.com or 801-535-7165) **Case number PLNPCM2018-00210**

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 forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification on what constitutes the process
- Clarity on whether the use has to be retail
- Question regarding how much residential developments are currently located in area
- New development sidewalk requirements
- Width of sidewalk requirements
- Whether there was restriction qualifier for the 40% glass above 5 feet
- Clarification as to where the 200-foot width maximum causes problems
- Park strip requirements
- Concerns regarding building width and building separation

PUBLIC HEARING [8:53:56 PM](#)

Chairperson Bachman opened the Public Hearing;

Judi Short, Vice Chairperson of the Sugar House Community Council Representative – Raised concerns regarding the length of the buildings and spacing of entrances.

Lynn Schwartz, Vice Chairperson of the Sugar House Community Council – Raised concerns regarding the length of the façade and the spacing of entrances. She also provided feedback regarding the tree clarification, height for signs, and live/work allowance.

Laurie Karlik, Gardner Properties representative – Read a letter from John Gardner and provided a copy for the Commission’s review.

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

The Commission and Staff further discussed the following:

- Whether the increased size in sidewalks will have an impact on trees
- Feasibility of retail
- Design standards and clarification as to why the concern for specific uses for small projects

MOTION [9:17:26 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 recommend that the City Council approve PLNPCM2018-00219 Sugar House Business District Design Standards Text Amendment with the additional condition:

1. That the intent for glass percentage requirements is clarified.

Discussion was made by the commission regarding standards.

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

The meeting adjourned at [9:21:22 PM](#)