

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, August 14, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:46 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, Weston Clark, Matt Lyon and Andres Paredes. Vice Chairperson Sara Urquhart; CommissionerCarolynn Hoskins were excused.

Planning Staff members present at the meeting were Michaela Oktay, Planning Deputy Director; Paul Nielson, Attorney; Doug Dansie, Senior Planner; Krissy Gilmore, Principal Planner; Mayara Lima, Principal Planner; and Marlene Rankins, Administrative Secretary.

Field Trip

The field trip was cancelled.

APPROVAL OF THE JULY 31, 2019, MEETING MINUTES. [5:33:54 PM](#)

MOTION [5:34:02 PM](#)

Commissioner Clark moved to approve the July 31, 2019, meeting minutes. Commissioner Bell seconded the motion. Commissioners Paredes, Barry, Bell, Clark, and Lyon voted “Aye”. Commissioner Scheer abstained from voting as she was not present for the said hearing. The motion passed 5-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:34:28 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart was not present.

REPORT OF THE DIRECTOR [5:34:33 PM](#)

Planned Development Time Extension Request at approximately 1950 & 1960 South 1700 East - Jeff Peterson, the builder representing the property owners, is requesting that the Planning Commission grant a one-year time extension for the Hopkins Estates Planned Development approved by the Planning Commission on August 8, 2018. The project includes the development of five (5) new lots and a private driveway. The applicant intends to sell each lot individually for the construction of single-family homes. Approvals included the creation of four (4) lots without street frontage, and the reduction in the required front and rear yard setbacks for the parcel that abuts 1700 East (lot 1). The site is located in the R-1/7,000 Single-Family zoning district within Council District 7, represented by Amy Fowler. (Staff contact: Ashley Scarff (801) 558-1168 or ashley.scarff@slcgov.com). **Case number: PLNSUB2018-00033**

Michaela Oktay, Planning Deputy Director, provided a brief overview of the request of the extension.

The Commission and Staff discussed the following:

- Reason for request of extension

[5:36:13 PM](#)

Commissioner Bell stated, I move that the Planning Commission grant a one-year time extension for the Planned Development PLNSUB2018-00033 so that it will now expire on August 8, 2020.

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

Paul Nielson, Attorney, reminded the Commission that Commissioner Officer elections will be held the first Planning Commission in September which will be September 11, 2019.

Central Station Apartments Design Review and Planned Development located at 549 West 200 South Street - A request from Mark Isaac for the above-mentioned Planning petitions to construct an approximately 6-story 65-unit apartment building located at 549 West 200 South Street in a G-MU Gateway Mixed-Use zoning district. All new construction in the G-MU Gateway Mixed-Use zoning district is required to go through the Planned Development process. Certain architectural materials and features are required in the G-MU. The applicant is requesting a modification to those materials and features through the Design Review process. The site is presently occupied by the former offices of Thomas Electric. The subject property is within Council District 4 represented by Ana Valdamoros (Staff Contact: Doug Dansie at (801) 535-6182 or doug.dansie@slcgov.com) **Case Number PLNSUB2019-00477 and PLNPCM2019-00399**

Doug Dansie, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended approval with conditions of the Planned Development and Design Review.

Mark Isaac and Eric Balls, provided a presentation with design details and material information.

The Commission, Staff and Applicant discussed the following:

- Whether there can be architectural element to provide a canopy feeling
- Clarification on material type and how location was determined

PUBLIC HEARING [5:58:51 PM](#)

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

MOTION [6:00:45 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 PLNPCM2019-00447, a request for a Planned Development generally located at 549 West 200 South in a G-MU zoning district, with the following conditions:

1. Design elements and material choices as discussed in the meeting are delegated to staff to consider for the final approval.

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

MOTION [6:02:24 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 PLNPCM2019-00399, a request for a Design Review for a project generally located at 549 West 200 South in a G-MU zoning district, with the following conditions:

1. Final approval of the details for public art, signage, lighting, streetscape details, hardscaping and landscaping to be delegated to Planning Staff to ensure compliance with the General City Standards and for specific Design Review and Planned Development approval standards;
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 still apply.

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

[6:03:54 PM](#)

Navajo Street Planned Development and Conditional Use at approximately 1017 S Navajo Street/1335 W Mead Avenue - A request by Tom Candee, project architect, for a Planned Development and Conditional Use to accommodate the subdivision of a lot resulting in one new lot. The applicant is proposing to retain the existing single-family home and to construct a new single-family home with an attached basement Accessory Dwelling Unit (ADU). Planned Development approval is required due to the requested reduced front yard setback of 20 feet, allowance of a 2-foot encroachment into the side and rear yard setbacks, and a proposed grade change of more than 4 feet. Conditional Use approval is required due to the proposed basement Accessory Dwelling Unit. Currently the property is zoned R-1-5,000 (Single Family Residential). The subject property is within Council District 2, represented by Andrew Johnston. (Staff contact: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case numbers PLNSUB2019-00461 and PLNPCM2019-00557**

Krissy Gilmore, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approval of the Planned Development and Conditional Use.

The Commission and Staff discussed the following:

- Clarification as to what makes this property an ADU versus a two-family home

Dave Brach, architect, provided further design details.

The Commission, Staff and Applicant discussed the following:

- Water and sewer requirement for an attached ADU
- Whether the property owners will live on the property

PUBLIC HEARING [6:20:31 PM](#)

Chairperson Bachman opened the Public Hearing;

Jim Espeland – Raised concerns with possible blockage of mountain views from his property.

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

The applicant addressed the public's concern.

The Commission and Staff further discussed the following:

- Clarification on height of new proposed home

MOTION [6:24:03 PM](#)

Commissioner Bell stated, based on the analysis and findings listed in the staff report, I move that the Planning Commission approve Planned Development request PLNSUB2019-00461 additionally, I move that the Planning Commission approve the Conditional Use permit PLNPCM2019-00557 for an attached Accessory Dwelling Unit. This recommendation is based on the conditions of approval below. Final Details regarding these conditions of approval are delegated to staff.

- 1. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.**

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

[6:25:34 PM](#)

Best Western Glo Design Review at approximately 1865 W. North Temple - Eric Balls, representing the property owners, is requesting Design Review approval of a new four-story hotel at the above listed address. The applicant is specifically requesting modifications to the minimum number of building entrances, maximum corner yard setback and minimum ground floor glass on one of the street-facing facades. The applicant is also requesting approval of a prohibited building material on the ground floor of a street-facing façade. The property is located in the TSA-MUEC-C (Transit Station Area District, Mixed Use Employment Center Station, Core) zoning district and in Council District 1, represented by James Rogers. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case number PLNPCM2019-00408**

Mayara Lima, 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 Design Review with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification as to why specifically EIFS is prohibited and what prompted it

Chris Brown, and Eric Balls, architect, provided a presentation and further design details.

The Commission, Staff and Applicant discussed the following:

- Reduction of trees

PUBLIC HEARING [6:43:55 PM](#)

Chairperson Bachman opened the Public Hearing;

Sherrie Gardner – Asked, how construction will be managed and raised concerns with parking.

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

Applicant addressed the public concerns.

MOTION [6:49:19 PM](#)

Commissioner Bell stated, based on the findings and analysis in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve the request for Design Review for a new hotel at 1865 W North Temple as proposed in PLNPCM2019-00408, with the condition listed in the staff report.

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

The meeting adjourned at [6:50:24 PM](#)