

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, October 9, 2019**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:56 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

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

Planning Staff members present at the meeting were Molly Robinson, Planning Manager; Paul Nielson, Attorney; Ashley Scarff, Principal Planner; Mayara Lima, Principal Planner; and Marlene Rankins, Administrative Secretary.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Jon Lee, Darin Mano, and Sara Urquhart. Staff members in attendance were Molly Robinson, Ashley Scarff, and Mayara Lima.

**APPROVAL OF THE SEPTEMBER 25, 2019, MEETING MINUTES. [5:33:09 PM](#)**

**MOTION [5:33:22 PM](#)**

**Commissioner Clark moved to approve the September 25, 2019 meeting minutes. Commissioner Scheer seconded the motion. Commissioners Mano, Scheer, Lee, Clark, Hoskins, Bachman and Barry voted “Aye”. Commissioner Urquhart abstained from voting. The motion passed 7-1.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:33:47 PM](#)**

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

**REPORT OF THE DIRECTOR [5:33:55 PM](#)**

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

**[5:35:14 PM](#)**

**Edison House Conditional Use at 335 South 200 West** - A request by Bubba Holdings, LLC, applicant, to construct a 3-story structure at 335 South 200 West that would house a membership-based social club. The club would include amenities like a restaurant, event space, indoor gym, a stage for live performances, a sports bar and lounge, and rooftop pool with an outdoor bar. In the D-3 Downtown Warehouse/Residential District, a Conditional Use review is required if a structure is 3 or more stories in height and contains commercial uses but no residential uses. Indoor and Outdoor Bar Establishments are also subject to a Conditional Use review in this zone. The property is located in Council District 4, represented by Ana Valdemoros. (Staff contact: Ashley Scarff (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com) or Wayne Mills at (801) 535-7282 or [wayne.mills@slcgov.com](mailto:wayne.mills@slcgov.com)) **Case number PLNPCM2019-00671**

Ashley Scarff, 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 with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on non-durable materials to be used

Jeff Carden, George Carden, Charlie Carden, and Emir Tursic, Architect, provided a presentation and further design details.

**PUBLIC HEARING [6:04:45 PM](#)**

Chairperson Bell opened the Public Hearing;

Public speaker 1 (name inaudible) – Raised concerns with noise levels.

Ruck Adams – Raised concerns with noise levels and requested that the Commission consider hours of operation being restricted.

German Leikin – Provided feedback regarding the noise ordinance.

Rowan Stigner – Stated he recognizes the value of the project but raised concerns with noise levels.

Holly Strasberg – Stated she is in support of the project.

Kelly Kars – Stated concerns with noise levels and parking.

Jonathan Sherwood – Stated his support of the project.

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

The Commission, Staff and Applicants further discussed the following:

- Whether there is a perimeter for surrounding uses
- Clarification on conditions listed in the staff report
- Clarification on how the conditions will be enforced if the project is approved
- Parking requirements
- What happens to the outdoor bar portion during the winter?
- Clarification on whether the applicant will agree to limit the amplification of music on the roof
- Whether smoking will be allowed
- Proposed materials to be used to assist with noise cancellation
- Whether it is possible to discontinue service of alcohol on the rooftop the last hour of business

**MOTION [6:51:43 PM](#)**

**Commissioner Lyon stated, based on the findings listed in the Staff Report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the two (2) Conditional Use requests to construct a new social club that contains multiple land uses at 335 South 200 West, as presented in petition PLNPCM2019-00671, subject to the conditions listed in the staff report 1 through 5 with the additional conditions:**

1. That the East wall is solid;
2. That there are some use of noise mitigating materials used within the walls directly surrounding the standing bar on the roof top.

**Commissioner Hoskins seconded the motion.**

**Further discussion was made to clarify the motion.**

[6:54:16 PM](#)

**Commissioner Lyon stated final approval of noise mitigating features to be delegated to Planning staff.**

**Commissioners Lyon, Mano, Scheer, Lee, Urquhart, Clark, Hoskins, Bachman, and Barry voted “Aye”. The motion passed unanimously.**

[6:54:58 PM](#)

**Conditional Use for a Fuel Station at approximately 938 N 900 W** - Sharanjit Multani, representing the property owner DSM & SONS INC, is requesting approval from the City to develop a gas station on the property located at the above address. The gas station will include 4 two-sided fuel dispensers under a 108' by 24' canopy and an underground storage tank. The site currently has a convenience store that will be maintained. The subject property is located in the CB (Community Business) zoning district and is located in Council District 3, represented by Chris Wharton. (Staff contact: Mayara Lima at (801) 535-7118 or [mayara.lima@slcgov.com](mailto:mayara.lima@slcgov.com)) **PLNPCM2019-00613**

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 conditional use with the conditions that the proposed development incorporate additional park strip trees and delineate the parking areas that provide parking landscaping on the North portion of the lot.

The Commission and Staff discussed the following:

- Lighting requirements for a gas station currently
- Clarification on type of landscaping to be provided for the parking lot

Sharanjit Multani, Owner; Eddie Nassir, Day-Shift Manager; Rick Reese, representing the gas station brand. Eddie stated that the plan for landscaping is zeroscaping.

The Commission, Staff and Applicant discussed the following:

- Type of lighting for convenient store
- Whether there has been a photo-metric plan done

**PUBLIC HEARING [7:05:18 PM](#)**

Chairperson Bell opened the Public Hearing;

Camila Fowler – Raised concerns with security measures and noise levels.  
Seeing no one else wished to speak; Chairperson Bell closed the Public Hearing.

The applicant addressed the public concerns.

The Commission, Staff and Applicants further discussed the following:

- Whether there are current conditions that the applicant feels will be improved
- Security
- Whether the City has a photo-metric lighting study requirement

**MOTION [7:15:36 PM](#)**

Commissioner Mano stated, based on the information listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve the request for Conditional Use for a Fuel Station at 938 N 900 W, as presented in petition PLNPCM2019-00613, with the conditions listed in the staff report and with the condition that the applicant present a photo-metric lighting plan to be approved by the Planning Department.

Discussion was made regarding the added condition.

[7:17:19 PM](#)

Commissioner Mano clarified, with the condition listed in the staff report and that the applicant sends a photo-metric plan to be reviewed by planning staff.

Commissioner Scheer seconded the motion. Commissioners Bachman, Hoskins, Clark, Urquhart, Lee, Scheer, and Mano voted “Aye”. Commissioners Barry and Lyon voted “Nay”. The motion passed 7-2.

[7:19:05 PM](#)

**Denver Street Planned Development at approximately 537 S Denver, 532 S., and 538 S. 500 E.** - Tyson Williamson, project representative, is requesting approval from the City for an 11-unit townhome development. This project requires Planned Development and Preliminary Subdivision Plat approval. The subject properties are located in the RMF-45 (Moderate/High Density Multi-Family Residential) zoning district. The subject properties are located in Council District 4, represented by Ana Valdemoros. (Staff Contact: Kelsey Lindquist at (801) 535-7930 or (kelsey.lindquist@slcgov.com)

- a. **Planned Development** – In order to build the project noted above, a Planned Development is required to allow two zoning modification that include: front yard encroachment of second story balconies, creation of 8 lots without street frontage and the creation of double frontage lot. Case number: **PLNSUB2019-00716**
- b. **Preliminary Subdivision Plat** – A request to create 11 lots with associated cross access agreements. **PLNSUB2019-00717**

Mayara Lima, Principal Planner, represented Kelsey Lindquist. She reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the Planned Development and Preliminary Subdivision Plat as proposed.

The Commission and Staff discussed the following:

- Clarification of the process if the property line dispute proves the line is somewhere other than what is shown on the plans

Tyson Williamson, Applicant, provided design details and was available for questions.

The Commission, Staff and Applicant discussed the following:

- Clarification of types of changes made
- Privacy fence material and height
- Clarification of the stairwell
- Suggestions of design details were provided

**PUBLIC HEARING [7:39:03 PM](#)**

Chairperson Bell opened the Public Hearing;

Bob Manchego – Raised concerns with easements in the area and parking.

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

The applicant addressed the public concerns.

The Commission and Applicant further discussed the following:

- Parking

**MOTION [7:47:10 PM](#)**

**Commissioner Bachman 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 PLNSUB2019-00716 and PLNSUB2019-00717 as proposed, subject to complying with all applicable regulations.**

**Commissioner Lyon seconded the motion. Commissioners Lyon, Mano, Scheer, Lee, Urquhart, Clark, Hoskins, Bachman and Barry voted “Aye”. The motion passed unanimously.**

The meeting adjourned at [7:48:06 PM](#)