

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, November 13, 2019**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:28 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

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

Planning Staff members present at the meeting were Michaela Oktay, Planning Deputy Director; Paul Nielson, Attorney; Lauren Parisi, Principal Planner; Chris Earl, Associate Planner; Sara Javoronok, Senior Planner; Casey Stewart, Senior Planner; Chris Lee, 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, Darin Mano, and Sara Urquhart. Staff members in attendance were Michaela Oktay, Chris Earl, Sara Javoronok, Casey Stewart, and Chris Lee.

- **255 E Williams Ave** – Staff provided a brief summary of the request and answered any factual questions.
- **480 E 6<sup>th</sup> Avenue** – Staff provided a brief summary of the request and answered any factual questions.
- **347, 353, and 359 N 700 West** – Staff provided a brief summary of the request and answered any factual questions.
- **69 and 75 E 200 S, and 160 S State Street** – Staff provided a brief summary of the request and answered any factual questions.

**APPROVAL OF THE OCTOBER 23, 2019, MEETING MINUTES. [5:32:53 PM](#)**

**MOTION [5:33:00 PM](#)**

Commissioner Clark moved to pass the October 23, 2019 minutes. Commissioner Bachman seconded the motion. Commissioners Barry, Mano, Lee, Clark, and Bachman voted “Aye”. Commissioner Urquhart abstained from voting as she was not present for the said meeting. The motion passed 5-1.

**REPORT OF THE CHAIR AND VICE CHAIR [5:33:34 PM](#)**

Chairperson Bell was not present.

Vice Chairperson Scheer was not present at the moment.

Acting Chairperson Lyon stated he had no report.

**REPORT OF THE DIRECTOR [5:33:38 PM](#)**

**Union Pacific Hotel Planned Development Time Extension Request** - Rob McIver, representing the property owner, is requesting a one-year time extension for the Union Pacific Hotel Planned Development, located at 2 S. 400 West. The applicant has indicated that additional time is needed to

finalize design work and building permit plans. The Planned Development was approved by the Planning Commission on November 14, 2018 for an 8-story, 225-room hotel to be located on the west side of the existing Union Pacific Railroad Station. All new construction in the Gateway-Mixed Use zoning district must be reviewed as a planned development. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact - Lauren Parisi at 801-535-7226 or lauren.parisi@slcgov.com) **Case number PLNSUB2018-00618**

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

The Commission and Staff discussed the following:

- Whether there is a criteria or standards that are used for extensions

**MOTION [5:34:46 PM](#)**

**Commissioner Bachman stated, I move the Planning Commission grant the 1-year extension to the Union Pacific Hotel Planned Development.**

**Commissioner Urquhart seconded the motion. Commissioners Lee, Urquhart, Bachman, Barry, and Mano voted “Aye”. Commissioner Clark voted “Nay”. The motion passed 5-1.**

**[5:35:29 PM](#)**

**ADU at approximately 225 E Williams Avenue** - Andrea Palmer is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached accessory structure located in the rear yard of the home which is located at 225 E Williams Avenue. The proposed ADU is approximately 432 square feet in size, approximately 10 feet in height, and located in the rear yard of the subject property. Salt Lake City Zoning Ordinance section 21A.33.020: Table of Permitted and Conditional Uses for Residential Districts requires ADUs be reviewed as a conditional use within single-family residential zoning districts. The subject property is zoned R-1-5,000: Single-Family Residential and is located within Council District 5, represented by Erin Mendenhall. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2019-00649**

Chris Earl, Associate 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 request with conditions.

The Commission and Staff discussed the following:

- Parking

Andrea Palmer, Applicant, provided further details.

The Commission and Applicant discussed the following:

- Foundation of the units

**PUBLIC HEARING [5:42:27 PM](#)**

Commissioner Lyon opened the Public Hearing;

Eric Garner – Raised concern on whether the City considers the overall size of the lot and concerns about parking.

James – Raised concern with parking.

Seeing no one else wished to speak; Commissioner Lyon closed the Public Hearing.

The Commission, Staff and Applicant discussed the following:

- Confirmation whether the home will be owner occupied
- Clarification as to what would happen if the applicant doesn't move into the unit
- Clarification on how the size of the ADU is determined
- Clarification on what the neighbors can do if they feel the property owners are not meeting requirements
- When owner is required to provide proof of owner occupancy

**MOTION [5:55:29 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 an accessory dwelling unit (ADU) at 255 E Williams Ave, as presented petition PLNPCM2019-00649, with the conditions listed in the staff report.**

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

[5:56:29 PM](#) Acting Chairperson was given back to Vice Chairperson Scheer.

**[5:57:13 PM](#)**

**Zoning Map Amendment at approximately 480 E 6th Avenue** – Thomas Smith of Smith Hyatt Architects, representing the property owner, is requesting a Zoning Map Amendment from Special Development Pattern Residential District (SR-1A) to Small Neighborhood Business (SNB) for the property located at the above listed address. The site is located on the southwest corner of 6th Avenue and G Street. The property has two structures that are attached to each other. The structure that faces 6th Avenue has historically been used as a commercial structure and is non-conforming with the existing zoning. The applicant anticipates converting the historically residential structure that faces G Street to a commercial use. The property is located within Council District 3, represented by Chris Wharton. (Staff contact: Sara Javoronok at (801) 535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2018-00813**

Sara Javoronok, Senior 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 the building has been vacant and the non-conforming commercial use
- Whether staff has any concerns or reservations with the potential uses that are permitted

Rodrigo Schmeil with Smith Hyatt Architects, provided further design details and a presentation.

The Commission, Staff and Applicant discussed the following:

- Clarification on whether residential space will be used as commercial use

**PUBLIC HEARING [6:10:55 PM](#)**

Vice Chairperson Scheer opened the Public Hearing;

Judee Shoup – Raised concerns with parking and possible lighting issues.

Cindy Cromer – Stated this neighborhood does not have excessive commercial uses, and that the structure is a very important part of the historic fabric and is largely unchanged.

Ben Walker – Stated there are parking concerns and light pollution.

Max Angle, Developer of property in neighborhood – Clarified there are parking spaces on his development

Seeing no one wished to speak; Vice Chairperson Scheer closed the Public Hearing.

The Commission and Staff further discussed the following:

- The limited operating hours in the SNB district

#### **MOTION [6:18:35 PM](#)**

**Commissioner Bachman stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed Zoning Map Amendment, file PLNPCM2018-00813, proposed zone change from SR-1A (Special Development Pattern Residential) to SNB (Small Neighborhood Business) zoning district.**

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

#### **[6:19:48 PM](#)**

#### **RECM Investments Zoning Map Amendment at approximately 347, 353, and 359 North 700 West -**

A request by RECM Investments, LLC to amend the zoning map for the subject properties from SR-1 (Special Development Pattern Residential) to RMF-35 (Residential Multi-family). The purpose of the amendment is to allow additional housing types and more residential dwelling units on the properties than in allowed under the current SR-1 zone. The property is located within Council District 2, represented by Andrew Johnston. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com) **Case number PLNPCM2019-00638**

Casey Stewart, 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 reason for surrounding properties being other zones.
- Reasons why neighboring property wasn't previously rezoned

Christian McMullin, Applicant, provided further details and was available for questions.

The Commission and Applicant discussed the following:

- Clarification on planned development

#### **PUBLIC HEARING [6:34:17 PM](#)**

Vice Chairperson Scheer opened the Public Hearing;

Eric Jensen- Raised concerns with possible issues that can arise with an apartment complex development.

Donald Jensen – Raised concerns with lack of communication with the developer.

Adam Bulson – Raised concern with privacy issues and light pollution.

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

The Commission and Staff further discussed the following:

- Clarification on whether SR-1 is a lower impact than RMF-25
- Whether there were anything to preserve the neighborhood in the 1990's
- Whether staff had looked at the history of the zoning change
- Clarification on whether the master plan indicates medium or high density in the area and what density would RMF-35 be considered
- Clarification on the SR-1 zone
- Clarification on the original master plan
- What the impact could possibly be and what could be built by right

**MOTION [6:55:26 PM](#)**

**Commissioner Urquhart 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 the REMC Investments zoning map amendment petition PLNPCM2019-00638.**

**Commissioner Mano seconded the motion. Commissioners Clark, Bachman, Lee, Urquhart, Mano and Barry voted “Aye”. Commissioner Lyon voted “Nay”. The motion passed 6-1.**

**[6:56:26 PM](#)**

**Kensington Tower Design Review at approximately 69 East 200 South, 75 East 200 South, and 160 S. State St.** - Emir Tursic of HKS Architecture, on behalf of 200 South LLC, is requesting approval for height and setback adjustments through the Design Review Process. The building is proposed on the northwest corner of State Street and 200 South. The subject parcels are within the D-1 (Central Business District) zone which allows for adjustments to the 100' (minimum) and 375' (maximum) height limits and the front and corner 5' maximum setbacks via the design review process. The petitioner is seeking to increase the height of a section of the building fronting on State Street to a height of 448 feet. Another portion of the structure located behind the State Street and 200 South facades will be 83 feet in height. The petitioner is seeking approval for being less than the minimum height at that location. The setback adjustment is sought for the ground floor in limited areas on the south and east facades for parking access as well as outdoor dining space along 200 South. The subject parcels are located within Council District 4, represented by Ana Valdemoros. (Staff contact: Christopher Lee at (801) 535-7706 or christopher.lee@slcgov.com) **Case number PLNPCM2019-00786**

Chris Lee, 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.

Ed Lewis, Owner; Emir Tursic, Architect; provided further design details and provided a presentation.

The Commission and Applicant discussed the following:

- Tenant parking clarification
- Clarification on ground floor use
- Public space

**PUBLIC HEARING [7:17:17 PM](#)**

Vice Chairperson Scheer opened the Public Hearing;

Dale Abbott – Stated he is in support of the project and feels it would be a good addition to downtown Salt Lake City.

Cindy Cromer – Stated she appreciates the project team’s attendance at the central city neighborhood council meeting and her support in the project.

Mike Vardakis – Stated he would like to have 12-feet between his business and the proposed project to preserve the easement.

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

The Commission and Staff discussed the following:

- Issue of access to properties to the North
- Clarification on whether there is public record of an easement
- Whether there was any consideration to the residential access
- Adjacent lot and whether it would be utilized
- Clarification on whether there is a height limit
- What were the considerations that staff took to determine height?
- How standards where the applicant is to contribute with a distinctive city skyline are analyzed
- Public engagement
- Clarification on exits and entrances
- Whether the roof top is shared space or private space for the penthouse

**MOTION [7:39:52 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 this Design Review petition with height and setback adjustments as proposed by the applicant. (petition number PLNPCM2019-00786).**

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

The meeting adjourned at [7:40:57 PM](#)