

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, January 22, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:22 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, Jon Lee, Matt Lyon, and Sara Urquhart. Commissioners Carolynn Hoskins and Andres Paredes were excused.

Planning Staff members present at the meeting were John Anderson, Planning Manager; Paul Nielson, Attorney; Linda Mitchell, Principal Planner; Amy Thompson, Senior Planner; Chris Earl, Associate 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, Adrienne Bell, Brenda Scheer and Sara Urquhart. Staff members in attendance were John Anderson, Linda Mitchell, Chris Earl, and Daniel Echeverria.

- **1002 and 1008 South 1100 East** – Staff summarized the proposal. The following was discussed:
 - Public input
 - Prior proposal on site and differences
 - Garages, and what will happen to them
 - How many units in new and existing building
- **905, 911 and 915 W Euclid Ave** – Staff summarized the proposal.
 - Public input
 - Setbacks between buildings
 - Maximum building height
- **Rosewood Park** – Staff summarized the proposal.
 - Zoning of property
 - Impact of property lines and setbacks
 - Future development on site

APPROVAL OF THE JANUARY 8, 2020, MEETING MINUTES. [5:33:34 PM](#)

MOTION [5:33:39 PM](#)

Commissioner Bachman moved to approve the January 8, 2020, meeting minutes. Commissioner Scheer seconded the motion. Commissioners Lyon, Urquhart, Bachman, Scheer and Barry voted “Aye”. Commissioner Lee abstained from voting. The motion passed 5-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:34:01 PM](#)

Chairperson Bell informed the commissioners that Darin Mano is no longer on the commission.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:34:15 PM](#)

John Anderson, Planning Manager, confirmed former Commissioner Darin Mano's appointment to the City Council.

[5:34:58 PM](#)

East Liberty Commons Planned Development – Merry Warner, architect representing the property owner, is requesting planned development approval to develop six (6) new lots with frontage on a 20-foot wide private street located at approximately 1002 and 1008 South 1100 East. The applicant plans to sell each lot individually for the construction of single-family residences with the design of each building to be decided by future buyers. The proposed development is subject to the following applications:

- a. **Planned Development:** A planned development approval is required for the Preliminary Subdivision to create lots that do not front a public street. **Case number PLNSUB2019-00904**
- b. **Preliminary Subdivision:** A preliminary subdivision approval is required to consolidate the existing lots and create six (6) new lots. The applicant is seeking to demolish the existing multi-unit housing and construct six (6) new single-family residences. The properties are zoned R-1/5,000 (Single-Family Residential). **Case number PLNSUB2019-00987**

The properties are located in Council District 5, currently vacant. (Staff Contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com)

Linda Mitchell, 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.

Phil Winston and Merry Warner, applicants, provided further design details.

PUBLIC HEARING [5:45:34 PM](#)

Chairperson Bell opened the Public Hearing;

Jason Stevenson, Co-Chairperson of East Liberty Park Community Organization – Stated the East Liberty Park Community organization is in support of the project, it does add to the community, and it does fit in with the type of housing and density they're looking for.

Judi Short – Stated her support in the project.

Zachary Dussault – Stated his support in the project. He raised concern with the loss of the two units but believes it's the best use of the space.

Brian Belnap – Stated his support in the project.

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

The Commission, Staff, and Applicant discussed the following:

- Design of individual units
- How applicant controls exterior building materials after the property is sold

MOTION [5:55:31 PM](#)

Commissioner Urquhart stated, based on the findings listed in the staff report, the information presented and the input received during the public hearing, I move that the Planning Commission approve the Planned Development and Preliminary Subdivision requests PLNSUB2019-00904 and PLNSUB2019-00987 as proposed subject to complying with all applicable conditions and regulations.

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

[5:56:40 PM](#)

255 South State Street Design Review – A request by Michael Militello, representing KTG Architecture + Planning, for Design Review for additional height at approximately 255 S State Street. The proposed mixed-use project consists of two buildings, a north tower and a south tower, with a midblock pedestrian walkway that runs through the center of the towers providing pedestrian connections from State Street to Floral Street as well as to the Cramer House, a Salt Lake City Local Historic Landmark Site that will be restored and incorporated into the overall project. The proposed height of the north tower is 160 feet. Buildings located between corner properties can have a permitted height of 100 feet in the D-1 zone. Buildings taller than 100 feet may be authorized through the Design Review process. The property is zoned D-1 (Downtown Central Business District) and is located in Council District 4, represented by Ana Valdemoros. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case number PLNPCM2019-00926**

Amy Thompson, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated that staff is recommending approval with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on required off street parking requirements and Transportation Department comments
- Design review clarification

Michael Militello, applicant, provided a presentation and further design details.

The Commission and Applicant discussed the following:

- Clarification on whether the applicant was comfortable with the conditions listed in the staff report

PUBLIC HEARING [6:13:19 PM](#)

Chairperson Bell opened the Public Hearing;

Scott Sabey – Stated his opposition and feels the project makes the area unfriendly and unusable.

Zachary Dussault – Stated this is a very pedestrian oriented development and would bring much needed density to the area.

David Murrell – Stated his support in the development.

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

The Commission, Staff and Applicant further discussed the following:

- Clarification on access to the entrances of the building
- Whether Floral Street is wide enough for traffic in both directions
- Whether the transportation department has reviewed the access area on Floral Street
- Clarification on whether there is access to the building from the private alley/ Edison Street
- Clarification on reasoning for not having parking off of State St. or the alley
- Clarification on decision for making access to building on Floral St.
- Whether the applicant can look at other options for a second vehicular entrance

MOTION [6:32:30 PM](#)

Commissioner Lyon stated, based on the analysis and finding listed in the staff report, information presented, and input received during the public hearing, I move that the Planning Commission approve the Design Review request for additional height PLNSUB2019-00926 for the project located at approximately 255 S State Street. This recommendation is based on the conditions listed in the staff report. Final details regarding these conditions of approval are delegated to planning staff.

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

[6:33:40 PM](#)

Rosewood Park Street Closure and Alley Vacation – A request by Olga Crump of the Real Estate Services Department of Salt Lake City for alley vacations and street closures within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay’s Improved Subdivision, recorded in 1887, but were never constructed. (Staff Contact: Chris Earl at 801-535-7932 or christopher.earl@slcgov.com)

- c. Street Closure** A street closure is required in order to remove the existing platted streets within Rosewood Park to prepare for lot consolidation. **Case number PLNPCM2019-01036**
- d. Alley Vacation** An alley vacation is required in order to remove the existing platted alleys within Rosewood Park to prepare for lot consolidation. **Case number PLNPCM2019-01037**

The property is located in OS Open Space and is located in Council District 1, represented by James Rogers. (Staff Contact: Chris Earl at 801-535-7932 or christopher.earl@slcgov.com)

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 forward a favorable recommendation to the City Council with the condition listed in the staff report.

PUBLIC HEARING [6:41:49 PM](#)

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

MOTION [6:42:07 PM](#)

Commissioner Barry stated, based on the findings and analysis in the staff report, the policy considerations for street closure and alley vacation, and the input received, I move that the Planning Commission forward a positive recommendation to the City Council for

the street closure and alley vacation proposed in PLNPCM2019-01036 and PLNPCM2019-01037 with the condition listed in the staff report.

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

[6:43:28 PM](#)

Axioms Townhomes - Jarod Hall, representing the property owners, is requesting approval for a new townhome development at approximately 905, 911, and 915 W Euclid Avenue. The development includes ten townhomes in two separate buildings. The townhomes are approximately 35' in height and are two stories tall with a roof top deck. The development includes ten parking spaces that are accessed from the adjacent alley. The development involves three different applications:

- a. Design Review:** The development requires Design Review approval as the development did not receive enough points through the Transit Station Area development review process for administrative (staff level) approval. Design standards related to building materials and entries are being requested to be modified through this process. **Case number PLNPCM2019-00953**
- b. Planned Development:** The development requires Planned Development approval as eight of the individual townhome lots will not have public street frontage. **Case number PLNSUB2019-00954**
- c. Preliminary Subdivision:** The development also involves a preliminary plat to create the individual new townhome lots. **Case number PLNSUB2019-00995**

The properties are zoned Transit Station Area - Urban Neighborhood - Transition (TSA-UN-T) and are currently occupied by two single-family homes. The properties are located in Council District 2, represented by Andrew Johnston. (Staff Contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com)

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 petitions.

The Commission and Staff discussed the following:

- Front façade setback

Jarod Hall, architect representing the owners, provided a presentation and further design details.

The Commission and Applicant discussed the following:

- Distance between the buildings
- Clarification on whether the front doors and windows face each other

PUBLIC HEARING [7:00:32 PM](#)

Chairperson Bell opened the Public Hearing;

Michael Fife – Stated his support of the project.

Zachary Dussault – Stated his support of the project. Thinks it's good density for the environment it's in.

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

The Commission, Staff and Applicant further discussed the following:

- Whether it is a possibility to reverse the plans on one side of the building
- Planned Development standards related to pedestrian access, walkways
- Widths of walkway between the buildings and applicable standards
- What aspects of development the Design Review standards generally cover

MOTION [7:09:47 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 PLNPCM2019-00953, PLNSUB2019-00954/00955, Axioms Townhomes Design Review, Planned Development and Preliminary Subdivision with the conditions listed in the staff report.

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

[7:11:01 PM](#)

City Property Disposition at approximately 1085 E Simpson Ave - The City Administration is proposing to sell City properties located at approximately 1085 E Simpson Ave, 1095 E Simpson Ave, and 1104 E Sugarmont Drive. The properties total approximately 0.73 acres. The properties are proposed to be sold to the Redevelopment Agency (RDA) and are intended to be assembled with the adjacent RDA owned property and used for a future development. There are no specific development plans at this time. The City intends to sell the land to the RDA for a value exchange, utilizing the RDA’s contribution to the City’s homeless services programs in the RDA’s fiscal year 2018-19 as consideration. The value of the property has been determined through an appraisal. Before selling significant properties, City Code 2.58 requires that a public hearing be held before the Planning Commission to receive formal public input regarding the proposed sale. No other action is required by the Planning Commission. The Planning Commission is not a decision maker on the sale of the property. The City Council may request an additional public hearing be held before them following this hearing. Following these hearing(s), the Mayor may finalize the transaction. The property is currently occupied by a former City fire station building and a maintenance facility building used by the City’s Public Services department. The property is zoned Public Lands (PL) and is located in Council District 7, represented by Amy Fowler. (Staff Contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com) **Case number PLNPCM2019-01107**

Daniel Echeverria, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file) and explained the public hearing requirement for City property dispositions. He also stated that representatives from Real Estate Services and the Redevelopment Agency (RDA) were also available if the commission had any questions.

PUBLIC HEARING [7:14:50 PM](#)

Chairperson Bell opened the Public Hearing;

Judi Short, Sugar House Community Council – Stated she queried the trustees of the Sugar House Community Council and the Land Use Committee and no one had a problem with the project. She also stated the community council would like affordable housing and maybe affordable retailing on the main floor.

Lynn Schwarz, Sugar House Community Council – Stated she hopes the City uses the fact that the land has so increased in value to leverage a considerable affordable housing commitment by a developer by selling it at a reduced price. She also stated there is a dire need for affordable housing in the area.

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

The Commission and RDA discussed the following:

- Requested that the RDA to pay special attention to this property regarding those parts of the Sugar House Master Plan that private development won't accomplish, specifically affordable housing
- Concern that there might be a conflict between the RDA's mission and providing affordable housing
- The RDA provided information about their intent to include an affordable housing component and the need for future community involvement with the development of the site

The meeting adjourned at [7:24:45 PM](#)