

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, April 8, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:37:55 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, Sara Urquhart, and Crystal Young-Otterstrom. CommissionersCarolynn Hoskins, and Andres Paredes were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Michaela Oktay, Planning Deputy Director; Paul Nielson, Attorney; Wayne Mills, Planning Manager; John Anderson, Planning Manager; Krissy Gilmore, Principal Planner; Casey Stewart, Senior Planner; Nannette Larsen, Principal Planner; Amy Thompson, Senior Planner; Sara Javoronok, Senior Planner; and Marlene Rankins, Administrative Secretary.

APPROVAL OF THE MARCH 11, 2020, MEETING MINUTES [5:38:17 PM](#)
MOTION [5:38:28 PM](#)

Commissioner Scheer moved to approve the March 11, 2020, meeting minutes. Commissioner Urquhart seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Scheer, and Urquhart voted “Aye”. Commissioner Young-Otterstrom abstained from voting. The motion passed 6-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:39:18 PM](#)

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:39:41 PM](#)

Nick Norris, Planning Director, provided virtual meeting tips and access information. He also welcomed new Commissioner Crystal Young-Otterstrom to the Planning Commission.

[5:46:35 PM](#)

Rose Park Buddhist Temple Conditional Use at approximately 1185 West 1000 North - K.C. Liao, of KCL Design, representing the Rose Park Buddhist Temple, is requesting Conditional Use approval for a renovated 2-story church building to be located at 1185 W 1000 N in the R-1/7,000 Single Family zoning district. The site currently contains an existing church building which will be renovated to include sanctuary space, office, and support spaces. The property is located within Council District 1, represented by James Rogers. (Staff Contact: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com)
Case Number PLNPCM2020-00078

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 approve the Conditional Use.

KC Liao, architect, provided further design details.

PUBLIC HEARING [5:54:00 PM](#)

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

MOTION [6:00:51 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 petition PLNPCM2020- 00078 with the following conditions:

1. Any modifications to the approved plans after the issuance of a building permit must be specifically requested by the applicant and approved by the Planning Division prior to execution.
2. The applicant shall comply with all other department/division requirements.

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

[6:02:22 PM](#)

The Ellie Planned Development and Preliminary Plat at approximately 347, 353 & 359 North 700 West – A request by CW Land Co., representing RECM Investments, LLC, for approval of a planned development petition and related preliminary subdivision plat for a proposed 24-unit residential project at approximately 347, 353, and 359 N 700 W. The proposal includes four separate principal buildings with six units in each building. The buildings will be approximately 30 feet tall, and each unit footprint will be its own lot that does not front a public street. The project as proposed is subject to a pending zoning change from SR-1 (Special Development Pattern Residential) to RMF-35 (Moderate Density Multi-Family Residential) that is being considered by the Salt Lake City Council. The site is located in Council district #2, represented by Andrew Johnston (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com) **Case numbers PLNSUB2019-00963 & PLNSUB2020-00169**

Casey Stewart, 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 request with the conditions in the staff report.

The Commission and Staff discussed the following:

- Clarification on when the zone change went before the Planning Commission
- Whether staff worked with the applicant with the design details
- Clarification on compatibility with the character of the surrounding neighborhood
- Clarification on standards that are being considered
- The process of approval for street facing façade

Jon Galbraith, CW Urban, provided a presentation along with further design details.

The Commission and Applicant discussed the following:

- Landscape surrounding the property
- Proposed materials

PUBLIC HEARING [6:42:47 PM](#)

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

The Commission, Applicant and Staff further discussed the following:

- Current changes to the façade from the original proposal
- Clarification on lack of windows on the facades in between the two buildings
- Fencing materials
- Clarification on use of vacant space

[6:55:15 PM](#) Nick Norris, Planning Director, read two public comment emails that were provided regarding the proposal.

MOTION [7:01:38 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 Commission approve The Ellie Planned Development PLNSUB2019-00963 and Preliminary Subdivision Plat PLNSUB2020-00169 with the following conditions:

1. **Approval is subject to the related zoning map amendment PLNPCM2019-00638 being adopted by the City Council, thereby changing the zoning of the subject parcels to RMF-35**
2. **This approval is limited to the identified modifications in the report and all other zoning regulations continue to apply**
3. **The applicant shall submit and record a final subdivision plat for the creation of the lots as proposed**
4. **The applicant shall work with staff to simplify the materials and refine the façade design per the Planning Commission discussion.**

Commissioner Scheer seconded the motion. Commissioners Young-Otterstrom, Urquhart, Scheer, Lee, Barry, and Bachman voted “Aye”. Commissioner Lyon voted “Nay”. The motion passed 6-1.

[7:05:22 PM](#)

Salt Lake Crossing Design Review at approximately 470 West 200 North - Salt Lake City has received a request from Brian Hobbs, with Salt Development, for approval of modifications to the design standards to construct a new mixed-use development. The standards proposed to be modified include ground-floor use other than parking along at least 80% of the street-facing building facades, ground floor façade consisting of at least 60% glass, providing operable building entrances at least every 40' on street-facing facades, and the maximum length of a street-facing façade of 200'. The project site is located in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district and is located in Council District 3, represented by Chris Wharton (Staff Contact: Nannette Larsen at (801) 535-7645 or nannette.larsen@slcgov.com) **Case number PLNPCM2019-01106**

[7:05:37 PM](#) Chairperson Bell and Commissioner Lee recused themselves due to potential conflict of interest.

Nannette Larsen, 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.

Ethan Bedingfield, applicant, provided a presentation with further design details.

The Commission and Applicant discussed the following:

- Proposed materials to be used
- Clarification on percentage of brick

PUBLIC HEARING [7:24:30 PM](#)

Vice Chairperson Scheer opened the Public Hearing;

Brian Hobbs – Provided information regarding Community Council meetings and engagement.

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

MOTION [7:29:14 PM](#)

Commissioner Bachman stated, based on the information in the staff report I move that the Planning Commission approve petition PLNPCM2019-01106, regarding the Salt Lake Crossing Design Review. In order to comply with the applicable standards, the following conditions of approval apply:

1. **The design of the project shall be consistent with this staff report and submitted Design Review application.**
2. **TSA Development Score approval is required prior to building permit approval.**
3. **The ground floor shall be built in such a way as to allow for future active commercial uses along the street-facing facades.**
4. **Any changes to the site shall comply with all standards required by City Departments.**

Commissioner Barry seconded the motion. Commissioners Barry, Bachman, Lyon, Urquhart, and Young-Otterstrom voted “Aye”. The motion passed unanimously.

[7:31:51 PM](#)

Zoning Map Amendment at approximately 706-740 West 900 South – A request by West End LLC, the owner of the property, to rezone ten parcels and a portion of a city owned public alley from M-1 (Light Manufacturing) to R-MU (Residential Mixed Use). There are currently two commercial buildings on the site the applicant intends to restore for commercial uses. The applicant intends to redevelop the remainder of the site, and the proposed rezone to R-MU would allow for residential uses that are not currently permitted under the existing M-1 zoning designation. No specific site development proposal has been submitted at this time. The properties are located in Council District 2, represented by Andrew Johnston. (Staff Contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com) **Case Number PLNPCM2019-01137**

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 forward a positive recommendation with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Whether staff reviewed the alley vacation that is included in the area proposed for the rezone
- Clarification on why an R-MU is being proposed versus R-MU35
- Clarification on whether modifying design review standards on a zoning change is a standard procedure
- Staff recommendation to impose additional Design standards and compatibility with surrounding neighborhood

Max Coreth, applicant, provided a presentation.

The Commission and Applicant discussed the following:

- Height of a building allowed under proposed R-MU zone
- Whether there are protections in place for the existing warehouse buildings on the site
- Clarification on whether a building built under the proposed R-MU zone could be taller than the highway

PUBLIC HEARING [8:04:10 PM](#)

Chairperson Bell opened the Public Hearing;

Dennis Faris, Vice Chairperson Poplar Grove Community Council – Stated support in the project and commended the applicant’s engagement with the community.

Mike Reed – Raised concerns with lack of affordable housing.

Bernie Aua – Provided comments via email stating opposition of the request.

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

The Commission and Staff further discussed the following:

- Location of the neighboring church

The applicant addressed concerns of the public.

The Commission made the following comments:

- With affordable housing; one of the misconceptions is that creating more housing automatically makes everything else more expensive
- We should be focusing on areas that are more prime for high density to try to meet our housing needs as we continue to look at how the City continues to change
- Having high density near highways is noisy and creates air pollution and I have some issues with changing the zoning to allow for residential property to be built, where children will be allowed to live there
- There have been other Planning Commission approvals of residential buildings adjacent to freeways. Why aren’t we concerned that high density residential buildings are currently being built adjacent to freeways everywhere?

MOTION [8:26:06 PM](#)

Commissioner Urquhart stated, based on the analysis and findings listed in the staff report, information presented, and the input received during the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed Zoning Map Amendment from M-1 (Light Manufacturing) to R-MU (Residential Mixed Use), file PLNPCM2019-01137, for ten parcels and a portion of a city owned alley located at approximately 706-740 W 900 South with the conditions listed in the staff report. Also, with a third condition:

- That any new development must go through the design review process.

Commissioner Lee seconded the motion. Commissioners Bachman, Barry, Lee, Lyon, Urquhart, and Young-Otterstrom voted “Aye”. Commissioner Scheer voted “Nay”. The motion passed 7-1.

[8:28:38 PM](#)

Zoning Map and Master Plan Amendment at approximately 261 N Redwood Rd. - The property owner, Iain Cameron, is requesting Master Plan and Zoning Map amendments for an approximately 0.94-acre property located at approximately 261 N. Redwood Road. The applicant is requesting a Master Plan amendment to change the Northwest Community Future Land Use Plan designation from Low Density Residential to Medium Density Residential. The property is currently split-zoned with the approximately 172' feet closest to Redwood Road zoned RMF-35 and the remaining approximately 366' zoned R-1/5,000. The applicant is requesting a Zoning Map amendment to change the zoning of the entire parcel to RMF-35. The subject property is located within District 1, represented by James Rogers. (Staff Contact: Sara Javoronok at (801) 535-7625 or sara.javoronok@slcgov.com) **Case Numbers PLNPCM2019-01086 and PLNPCM2019-01087**

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.

Iain Cameron, applicant, was present but was experiencing technical difficulties.

PUBLIC HEARING [8:36:07 PM](#)

Chairperson Bell opened the Public Hearing;

Mike Reed – Raised concerns with affordable housing.

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

The Commission and Staff discussed the following:

- Clarification on whether Gemini Drive is closed
- Width of the property
- Whether it would be viable to provide drive-thru access from Redwood with a private drive

Discussion was made on how to proceed with the item as no communication with the applicant was available.

MOTION [8:50:29 PM](#)

Commissioner Scheer stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission forward a positive recommendation to the City Council for the proposed Zoning Map Amendment, file PLNPCM2019-01086, proposed zone change from R-1/5,000 (Single-family Residential District) to RMF-35 (Moderate Density Multi-family Residential) and file PLNPCM2019-01087 proposed master plan amendment from Low Density Residential to Medium Density Residential.

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

The meeting adjourned at [8:53:38 PM](#)