

## SALT LAKE CITY PLANNING COMMISSION MEETING

This meeting was held electronically pursuant to Salt Lake City Emergency Proclamation No. 2 of 2020 (2)(b)  
Wednesday, April 22, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:43:20 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, Andres Paredes, Sara Urquhart and Crystal Young-Otterstrom. CommissionerCarolynn Hoskins was excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; John Anderson, Planning Manager; Michaela Oktay, Planning Deputy Director; Paul Nielson, Attorney; David Gellner, Principal Planner; Krissy Gilmore, Principal Planner; Linda Mitchell, Principal Planner; Sara Javoronok, Principal Planner; Casey Stewart, Senior Planner; Marlene Rankins, Administrative Secretary

**APPROVAL OF THE APRIL 8, 2020, MEETING MINUTES.** [5:43:22 PM](#)

**MOTION** [5:43:33 PM](#)

Commissioner Scheer moved to approve the April 22, 2020, meeting minutes. Commissioner Urquhart seconded the motion. Commissioners Bachman, Barry, Lyon, Paredes, Urquhart, Young-Otterstrom, Scheer, and Lee voted "Aye". The motion passed unanimously.

**REPORT OF THE CHAIR AND VICE CHAIR** [5:44:32 PM](#)

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

**REPORT OF THE DIRECTOR** [5:44:53 PM](#)

Wayne Mills, Planning Manager, provided participation options available to the public.

[5:46:54 PM](#)

**Red Rock Brewery Brewhouse Conditional Use Extension Request at approximately 426**

**West 400 North** - MJSA Architects representing 200 West Holding, LC the property owner, is requesting that the Planning Commission grant a one-year time extension on the conditional use approval for a brewery at the above listed address. The Commission granted Conditional Use and Conditional Building and Site Design (CBSDR) approval for this project on April 24, 2019. The project is located in the TSA-UC-T (Transit Station Area Urban Center Transition) zoning district within Council District 3, represented by Chris Warton. (Staff contact: David J. Gellner at (801) 535-6107 or [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)) **Case number PLNPCM2018-01008**

David Gellner, Principal Planner, provided a brief update on the request for time extension.

**MOTION [5:48:10 PM](#)**

**Commissioner Urquhart moved to approve a 1-year time extension for the Conditional Use.**

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

**[5:50:00 PM](#)**

**ADU Conditional Use at approximately 629 E Roosevelt Ave - Alexis Suggs, Brach Design Architecture and property owner representative, is requesting Conditional Use approval for a 650 square foot accessory dwelling unit (ADU) to be located in the rear of the property located at 629 E Roosevelt Avenue. The property is zoned R-1/5,000 (Single Family Residential), where ADUs must be processed as a conditional use. The property is located within District 5, represented by Darin Mano. (Staff Contact: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2020-00097****

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 request.

Alexis Suggs, applicant, provided further details and was available for questions.

The Commission, Staff and Applicant discussed the following:

- Clarification on whether the fence material would be changed

**PUBLIC HEARING [5:56:20 PM](#)**

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated his support of the request.

Julia Wood – Provided an email comment and stated her 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:

- Width of the street
- Setback of the ADU

**MOTION [6:03:20 PM](#)**

**Commissioner Lyon 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- 00097 with the following conditions listed in the staff report.**

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

[6:04:26 PM](#)

**ADU Conditional Use at approximately 1807 South 1900 East** - A request by Susan Klinker, property owner, for Conditional Use approval for a detached 2-story accessory dwelling unit (ADU) on a corner lot property located at approximately 1807 South 1900 East. The detached ADU would have a building footprint of approximately 391 square feet and a total square footage of approximately 648 square feet. The property is zoned R-1/7,000 Single-Family Residential and is located within Council District 6, represented by Dan Dugan. (Staff contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com) **Case number PLNPCM2019-01065**

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 deny the request.

Susan Klinker, applicant, provided further information and intent of request.

The Commission and Applicant discussed the following:

- Whether the applicant explored alternatives to a 2-story building
- Planned use for the ADU

Soren Simonsen, applicant representative – provided further information for intent of request.

**PUBLIC HEARING** [6:33:54 PM](#)

Chairperson Bell opened the Public Hearing;

Liz Josephson – Provided an email stating her opposition of the request.

Laura W – Provided an email stating her opposition of the request.

Zachary Dussault – Spoke in favor of the request.

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

The Commission, Staff and Applicant further discussed the following:

- Clarification on definition of “Complete housekeeping unit”
- Whether staff looks for zoning enforcement cases when looking at ADU’s
- Clarification on whether the basement area would have qualified as an ADU
- Whether the laundry room was shared or separate

**MOTION** [6:57:53 PM](#)

**Commissioner Scheer 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 Conditional Use request (PLNPCM2019-01065) for an accessory dwelling unit Subject to the following conditions:**

1. Subject to the Compliance with all Department/Division comments and conditions as noted in Attachment I.
2. The property owner shall comply with the registration process as outlined in section 21A.40.200F of the Salt Lake City Zoning Ordinance.

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

[6:59:48 PM](#)

**Planned Development for Sydney and Slate at approximately 906 South 200 West** - A request by the Alfandre Family Foundation, Inc. and Urban 9<sup>th</sup>, LLC, represented by James Alfandre of Urban Alfandre for Planned Development approval for two buildings with approximately 275 residential units, 8,900 square feet of commercial space, a height of 65', and a total of 156 parking spaces at the above listed addresses. The subject properties are located in the FB-UN2 zoning district. The applicant is requesting Planned Development approval for relief from several zoning standards. The modifications requested relate to façade length, ground floor uses, habitable space, ground floor transparency, and building entrances. The subject property is within Council District 5, represented by Darin Mano. The (Staff contact: Sara Javoronok at (801) 535-7624 or sara.javoronok@slcgov.com) **Case number PLNSUB2018-00869**

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 approve the petition with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on whether there has been a zoning map amendment change
- Whether all modifications are related to the Sydney building

James Alfandre, applicant, provided a presentation and further detailed information.

The Commission and Applicant discussed the following:

- Width of the alley
- Clarification on whether the alley is a dead end
- Access and entrances
- Clarification on access of existing property

**PUBLIC HEARING** [7:31:07 PM](#)

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Spoke in favor of the project.

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

The Commission, Staff and Applicant further discussed the following:

- Clarification on height of building
- Whether there will be any improvements on the alley

**MOTION [7:48:47 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 Sydney and Slate Planned Development PLNSUB2018-00869 with the conditions listed in the staff report.**

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

**[7:50:36 PM](#) Chairperson Bell recused herself due to potential conflict of interest on the next item.**

**[7:51:25 PM](#)**

**Gale Street Apartments/Mixed Use Design Review and Planned Development at approximately 550 South 300 West** – Miles Waltman of The Lowe Property Group, representing Bridge Bloq NAC, LLC, requests approval of a mixed use project consisting of five buildings spanning more than half of the block bounded by 500-600 South and 300-400 West to include 581 residential units and 27,300 square feet of commercial space. Design modifications requested pertain to: additional building height up to 85 feet for three buildings and 68 feet for one building; building setbacks of zero feet in the CG (General Commercial) zoning district and building setbacks exceeding the maximum 10 feet for two buildings in the D-2 (Downtown Support) zoning district; building lengths exceeding 200 feet for two buildings; reduction of ground floor glass for two buildings; building entrances spaced more than 50 feet apart, for two buildings; blank section of wall longer than 15 feet, and; creation of a lot that does not front a public street. The subject properties are located in both the D-2 (Downtown Support) and CG (General Commercial) zoning districts and are within Council District 4, represented by Ana Valdemoros. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com) **Case numbers PLNPCM2019-00902 and PLNSUB2019-01196**

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 approve the two petitions with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Length of the ramp
- Whether the ramp is an architectural element or if it will be utilized by pedestrians
- Width of ramp
- Clarification on whether the petition will be a completely privately funded project or use any public funds

Ben Lowe and Pieter Berger, applicants, provided a presentation with further design details.

The Commission, Staff and Applicant discussed the following:

- Clarification on need for increased setback
- Clarification on what the treatment will be for the ramp

**PUBLIC HEARING [8:53:45 PM](#)**

Vice Chairperson Scheer opened the Public Hearing;

Zachary Dussault – Stated he is in favor of the petition.

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

The Commission, Staff and Applicant further discussed the following:

- Clarification on whether there is a public easement that goes through the midblock crossing
- Clarification on why the application is being separated into different portions
- Intent of existing parking lot

**MOTION [9:06:29 PM](#)[9:17:22 PM](#)**

**Commissioner Lyon stated, based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the Gale Street Mixed Use Design Review petition PLNPCM2019-00902 and PLNSUB2019-01196 with the conditions listed in the staff report and adding additional condition:**

- 1. The public easement be secured for the midblock crossing; similar to what the language is on the Sugarmont property in Sugar House with final approval delegated to staff**

**Commissioner Bachman seconded the motion.**

The Commission discussed the 4 parallel parking stalls for building 1.

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

The Commission made the following comments to Planning Staff:

- I would like to have a work session with projects as large as this
- Projects with this type of scale need to have a work session

**The meeting adjourned at [9:17:22 PM](#)**