

SALT LAKE CITY PLANNING COMMISSION MEETING

This meeting was held electronically pursuant to Salt Lake City Emergency Proclamation No. 2 of 2020 (2)(b) July 8, 2020, at 5:30 p.m.

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:31 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, Carolyn Hoskins, Jon Lee, Matt Lyon, Andres Paredes, Sara Urquhart, and Crystal Young-Otterstrom.

Planning Staff members present at the meeting were: Molly Robinson, Planning Manager; Nick Norris, Planning Director; Paul Nielson, Attorney; David Gellner, Principal Planner; Mayara Lima, Principal Planner; Kristina Gilmore, Principal Planner; and Marlene Rankins, Administrative Secretary.

[5:31:07 PM](#) Vice Chairperson, Brenda Scheer read the Salt Lake City Emergency Declaration.

Chairperson, Adrienne Bell stated that the approval of the minutes for June 24, 2020 will be postponed until July 22, 2020.

REPORT OF THE CHAIR AND VICE CHAIR [5:35:55 PM](#)

Chairperson Bell stated she had nothing to report

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:36:05 PM](#)

Molly Robinson, Planning Manager, provided Commissioners Paredes and Urquhart regarding the need for re-applying to continue on to second terms.

UNFINISHED BUSINESS

[5:38:02 PM](#)

Telegraph Exchange Lofts Rezoning, Master Plan Amendment & Planned Development at approximately 833 & 847 South 800 East - Micah Peter of Clearwater Homes, the property owner, is requesting a Master Plan Amendment, Zoning Map Amendment, and Planned Development approval to construct a twenty-three (23) unit residential development called the Telegraph Exchange Lofts at 833 & 847 South 800 East. The proposal involves two (2) properties, one of which would be rezoned. A total of six (6) residential lofts would be developed within the existing Telegraph Exchange Building and an additional seventeen (17) new 3-story townhouse units would be added to the site. A total of 47 parking spaces will be provided. The proposed project is subject to the following petitions:

- a. **Master Plan Amendment** - The petitioner is requesting to amend the future land use map in the Central Community Master Plan from low-density residential to medium/high density residential for the parcel at 833 South 800n East. **Case number PLNPCM2019-01110**
- b. **Zoning Map Amendment** - The petitioner is requesting to amend the zoning map designation of the property at 833 South 800 East from R-2 Single and Two-Family Residential to the RMF-45 – Moderate/High Density Residential District. **Case number PLNPCM2019-01111**

- c. Planned Development** – Planned Development approval is needed to address various yard setbacks to property lines for the proposed multi-family development. **Case number PLNSUB2019-01112**

The project site is located within Council District 5, represented by Darin Mano (Staff contact: David Gellner at (801) 535-6107 or david.gellner@slcgov.com)

David Gellner, Principal 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 for the Master Plan Amendment and Zoning Map Amendments. He also stated Staff recommended the Planning Commission approve the Planned Development as proposed with the conditions listed in the staff report.

Note: No Public Hearing was held, and no additional public comments were taken as the Public Hearing was previously closed at the May 27, 2020 Planning Commission Meeting when all (3) applications were tabled.

The Commission and Staff discussed the following:

- Clarification of access considerations from Chase Ave

Micah Peters, applicant, and Juliann Hanson, and Ralph Nagasawa, project architects, provided a presentation with further design details and further information.

The Commission, Staff and Applicant discussed the following:

- Landscaping buffer on the North and mitigation measures
- Number of parking stalls being provided and where parking would be located
- Total size of the North side setback with buildings and driveway
- Encroachment of balconies over Chase Avenue
- Clarification on how waste management pick up would occur
- Clarification on whether the Smith's entrance would be accessible to the residents. Applicant also stated that the pedestrian gate to Smith's was not yet finalized and that they would continue to work on getting that approved.
- Discussion was made regarding the compatibility with the surrounding neighborhood, the proposed style and the general eclectic style of the neighborhood being common
- Discussion with street interaction on 800 East
- Clarification on the number of properties can be built by right within the current zoning designations
- Further discussion on the Master Plan and zone change
- Clarification on the required parking

MOTION [6:24:13 PM](#)

Commissioner Scheer 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 forward a POSITIVE recommendation to City Council for the proposed Master Plan and Zoning Map Amendment for the property located at 833 S 800 E. as requested through the following applications:

- 1. Master Plan Amendment –PLNPCM2019-01110 –proposed change to the future land use map from low-density residential to medium/high density residential.**

2. Zoning Map Amendment PLNPCM2019-01111 - proposed change from R-2 – Single & Two-Family Residential to RMF-45 – Moderate/High Density Residential.

Commissioner Lee seconded the motion. Commissioners Barry, Scheer, Urquhart, Lyon, Bachman, Hoskins, Lee, and Paredes voted “Aye”. Commission Young-Otterstrom voted “Nay”. The motion passed 8-1.

Discussion was made regarding the number of units allowed.

SECOND MOTION [6:28:45 PM](#)

Commissioner Scheer 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 vote to Approve the Planned Development, petition PLNSUB2019-01112 with the following conditions of approval listed in the staff report.

Commissioner Lee seconded the motion. Commissioners Paredes, Lee, Hoskins, Bachman, Lyon, Urquhart, Scheer, Barry voted “Aye”. Commissioner Young-Otterstrom voted “Nay”. The motion passed 8-1.

PUBLIC HEARINGS

[6:31:06 PM](#)

RYE Bar Conditional Use at approximately 239 South 500 East - Lance Saunders, representing the property owner, is requesting a Conditional Use approval to allow a bar establishment at the above-listed address. The applicant is proposing to change the license of the existing restaurant at this location to bar establishment in order to expand its bar program. The property is zoned R-MU Residential/Mixed-Use and is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case number PLNPCM2020-00321**

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 request with the conditions listed in the staff report.

Will Sartain and Lance Saunders, applicants, provided further information and were available for questions.

The Commission and Applicant discussed the following:

- Clarification on the use of the property behind the proposal

PUBLIC HEARING [6:37:44 PM](#)

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated he’s in favor of the application.

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

MOTION [6:39:31 PM](#)

Commissioner Barry 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 Bar Establishment at 239 S 500 E, as presented in petition PLNPCM2020-00321, with the condition listed in the staff report.

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

WORK SESSION

Commissioner Sara Urquhart excused herself for the remainder of the meeting.

[6:41:01 PM](#)

Twenty Ones Design Review at approximately 2105 East 2100 South - Salt Lake City has received a request from Tom Henriod, with Rockworth Companies, for Design Review and Special Exception approval to construct a mixed-use development at approximately 2105 East and 2100 South. The proposed project consists of two buildings, a north and a south building. The proposed north building is a 3-story residential structure totaling 77- units. The south building is a 2-story mixed-use commercial and residential structure with 31 residential units. The ground floor contains approximately 21,000 SF of commercial space. This project is required to go through Design Review due to building size limits in the CB: Community Business zoning district. Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first-floor footprint are allowed only through the design review process. Special Exception approval is required due to the requested additional height of 3 feet on the north building. The project site is located in the CB (Community Business) zoning district and is located within Council District 6, represented by Dan Dugan (Staff Contact: Krissy Gilmore at (801) 535-7780 or Kristina.gilmore@slc.gov) **PLNPCM2019-01170 & PLNPCM2020-00200**

Krissy Gilmore, Principal Planner, reviewed the petition as outlined in the Memorandum.

The Commission and Staff discussed the following:

- Clarification on the length of the 2100 South facing building
- Property to the North of the property
- Clarification on the small area plan
- Whether there is a break on the 2100 South facing building

Thomas Henriod, and Ryan Mackowiak applicants, provided a presentation along with further details.

The discussion and comments were primarily focused on the South Building which fronts 2100 South.

The Commission and Applicant discussed the following:

- Clarification on height of the underpass
- Width of the underpass
- Amenities that are being brought forth on the public standpoint
- Clarification on sidewalk width
- Retail frontage and if the main entrances would front 2100 South or be internal to the site
- Clarification on why the two buildings need to be connected
- Pedestrian access
- Clarification on the length of the building on both sides of the break

- Clarification on the on-level parking and why there's so many spaces
- Angle parking that is currently available
- Creating a signage incentive for the tenants
- Clarification on height changes by right or additional height through Design Review
- Pedestrian engagement
- Contamination study results
- Clarification on the landscape setback buffer and if the parking ramp can encroach within that buffer

The following is a list of Q&A's that were received during the meeting:

Q&A Session for Planning Commission Meeting July 8, 2020

Session number: 1468881775
 Date: Wednesday, July 8, 2020
 Starting time: 5:06 PM

-Zachary Dussault (zacharydussault@gmail.com) - 6:14 PM

Q: Is the public hearing closed on this matter? I thought tabled applications have the public comment left open?

Priority: N/A-

-Nick Norris - 6:25 PM

A: Yes, the Planning Commission closed the public hearing at the last meeting on the matter. Sorry for the delay in response, I kept losing my connection to the meeting.-

-Zachary Dussault (zacharydussault@gmail.com) - 6:20 PM

Q: 2 per DU

Priority: N/A-

-Zachary Dussault (zacharydussault@gmail.com) - 6:21 PM

Q: Multi family parking mins would be based on bedrooms per DU

Priority: N/A-

-Zachary Dussault (zacharydussault@gmail.com) - 6:21 PM

Q: 2 per 2 bedroom or more

Priority: N/A-

-Zachary Dussault (zacharydussault@gmail.com) - 6:22 PM

Q: 1 per 1 bedroom

Priority: N/A-

-Zachary Dussault (zacharydussault@gmail.com) - 7:15 PM

Q: It really is amazing how much of this development is devoted to cars.

Priority: N/A-

-Zachary Dussault (zacharydussault@gmail.com) - 7:21 PM
Q: Because its all require by the parking ordinance.
Priority: N/A-

-Ryan Mackowiak (mackowiak80@hotmail.com) - 7:38 PM
Q: I'm here, but it won't let me unmute myself
Priority: N/A-

-Nick Norris - 7:42 PM

A: Ryan, are you with the applicant team?-

The meeting adjourned at [7:52:16 PM](#)