

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically pursuant to the
Salt Lake City Emergency Proclamation
Wednesday, September 23, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:09 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,Carolynn Hoskins, Matt Lyon, Sara Urquhart, and Crystal Young-Otterstrom.

Planning Staff members present at the meeting were: Wayne Mills, Planning Manager; Molly Robinson, Planning Manager; John Anderson, Planning Manager; Allison Parks, Attorney; Linda Mitchell, Principal Planner; Krissy Gilmore, Principal Planner; Sara Javoronok, Senior Planner; Caitlyn Miller, Principal Planner; Nannette Larsen, Principal Planner; and Marlene Rankins, Administrative Secretary.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:11 PM](#)

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:31:22 PM](#)

Wayne Mills, Planning Manager, provided the public with information on how to join and participate during the meeting.

Chairperson, Adrienne Bell read the Salt Lake City Emergency Proclamation for holding a virtual meeting.

[5:36:34 PM](#)

Stanford Commons Planned Development & Preliminary Subdivision at approximately 2052 E Michigan Avenue – Jessica Sluder from Alta Development Group, LLC, representing the property owner, is requesting approval for a new residential development at the above listed address. The proposal includes demolishing the discontinued pool area on the site and subdividing the property into four (4) lots for a proposed construction of three (3) single-family attached dwelling units. The proposed project is subject to the following petitions:

- a. Planned Development** – Planned Development is requested to modify the required front yard setback, grade changes greater than four feet (4') within a required yard, and the required minimum lot area for the new lots. **Case number PLNPCM2020-00230**
- b. Preliminary Subdivision** – Preliminary Plat approval is needed to create four (4) new lots. **Case number PLNSUB2020-00231**

The property is zoned RMF-30 (Low Density Multi-Family Residential) and is located within Council District 6, represented by Dan Dugan (Staff contact: Linda Mitchell at (385) 386-2763 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 Planned Development and Preliminary Subdivision requests with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on distance of stairs from sidewalk
- Setback of the lot line to the end of the stairs
- Clarification on homeownership

Stanford Bell, applicant, provided a presentation along with further design details.

The Commission, Staff and Applicant discussed the following:

- Clarification on apartment complex meaning for the applicant
- Whether there are other design options for homeownership
- Clarification on purpose of the stair placement
- Clarification on front door placement
- Entrances to units

PUBLIC HEARING [6:04:28 PM](#)

Chairperson Bell opened the Public Hearing;

Devon Olson, Community Council Chairperson – Stated his opposition of the request. He also raised concerns with the density in the neighborhood and traffic problems.

Ben Emery – Stated the proposal is not compatible with the neighborhood and stated his opposition of the request.

David Rose – Stated his opposition of the request.

Zachary Dussault – Stated his support of the request. He also raised concern with the stair placement.

Soren Simonsen – Stated his support of the request.

Bill Christiansen – Stated his support of the request.

Scott Jones – Stated his opposition of the request.

Susan Wurtzburg – Provided an email comment stated opposition of the request.

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

Stanford Bell addressed the public comments and concerns.

The Commission, Staff and Applicant further discussed the following:

- Whether the applicant explored other staircase designs or placement
- Clarification on the proposal for the townhome development to the North of the property

The Commission made the following comments:

- I'm not comfortable moving forward to approve the petition without seeing the possible changes to the stairs

- Suggestions were provided to make changes to the staircase
- Suggestions of adding greenery or landscaping around the stairs

MOTION [6:38:00 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 Planned Development and Preliminary Subdivision requests (PLNPCM2020-00230 & PLNSUB2020-00231) as proposed, subject to complying with the conditions listed in the staff report and subject to a design review by staff concerning the stairs and front landscaping of the project, subject to the discussion of the Planning Commission in the meeting.

Commissioner Urquhart seconded the motion. Commissioners Bachman, Hoskins, Barry, Scheer, and Urquhart voted “Aye”. Commissioners Lyon, and Young-Otterstrom voted “Nay”. The motion passed 5-2.

[6:43:32 PM](#) Adrienne Bell, read the online meeting public announcement.

[6:44:45 PM](#)

Conditional Use ADU at approximately 952 S Windsor Street – Alexis Suggs, property owner representative, is requesting Conditional Use approval for an approximate 644 square foot accessory dwelling unit (ADU) above a new detached 3-car garage at the above listed address. The property is zoned R-1/5,000 (Single-Family Residential) and is located within Council District 5, represented by Darin Mano. (Staff Contact: Linda Mitchell at (385) 386-2763 or linda.mitchell@slcgov.com) **Case number PLNPCM2020-00451**

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 Conditional Use as proposed and with the listed conditions in the staff report.

PUBLIC HEARING [6:49:52 PM](#)

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated his support of the request.

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

MOTION [6:51:43 PM](#)

Commissioner Barry 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 (PLNPCM2020-00451) as proposed, subject to complying with the conditions listed in the staff report.

Young-Otterstrom requested an amendment to add lighting to the alley side of the property. Commissioner Barry accepted the amendment.

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

[6:54:56 PM](#)

Twenty Ones at approximately 2105 E 2100 S - Tom Henriod, with Rockworth Companies, is requesting approval for a new mixed-use development at the above listed address. The development includes two buildings with approximately 21,000 SF of commercial space and 107 residential units. A total of 168 parking spaces will be provided on site. Currently the land is used for commercial businesses and is zoned CB (Community Business). This type of project requires Design Review and Special Exception approval. The subject property is located in Council District 6, represented by Dan Dugan (Staff Contact: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com)

- a. **Design Review:** The development requires Design Review approval due to building size limits in the CB: Community Business zoning district as well as requested additional height on the south building. **Case number PLNPCM2019-01170**
- b. **Special Exception:** The development requires Special Exception approval due to additional height requested on the north building. **Case number PLNPCM2020-00200**

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 with the conditions listed in the staff report.

Tom Henriod, applicant, provided a presentation along with further design details.

PUBLIC HEARING [7:12:10 PM](#)

Chairperson Bell opened the Public Hearing;

Judi Short, Sugar House Land Use Chairperson – Stated there aren't any bike racks that should be included in front of the restaurant, to compensate for limited parking and encourage people to visit by bike. We don't see evidence of outside tables for ice cream or restaurants. She also stated it doesn't look very inviting.

Soren Simonsen – Stated his support of the request.

Stephen Dibble – Raised a concern with the number of units to the number of parking.

Zachary Dussault – Stated his support of the request.

Jennifer Jensen – Provided an email comment stating her opposition of the request.

Zachary Hildebrand – Provided an email comment raising concerns.

James & Jeanne Jardine – Provided an email comment stated their opposition of the request.

Kelly – Provided an email comment stating opposition of the request.

Landon Clark – Provided an email comment stating opposition of the request.

Bob Bereskin – Provided an email comment stating his opposition of the request.

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

The applicant addressed the public comments and concerns.

The Commission, Staff and Applicant further discussed the following:

- Whether a traffic study was submitted
- Clarification on parking requirements
- Clarification on the request for additional 3 feet of height

MOTION [7:49:37 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 approve Petitions PLNPCM2019-01170 & PLNPCM2020-00200 The Twenty Ones Design Review and Special Exception with the conditions listed in the staff report.

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

[7:51:40 PM](#) The Commission took a small break.

[7:53:42 PM](#)

Planned Development request for The Abbie at approximately 1739 S Main Street - A request by Andrew Black of CW Urban for Planned Development approval for two buildings with 13 multi-family residential units at the above address. The subject property is located in the CC (Commercial Corridor) zoning district. The applicant is requesting Planned Development approval for a building without street frontage. The subject property is located within Council District 5, represented by Darin Mano (Staff contact: Sara Javoronok at (801) 535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2020-00378**

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 approval with the conditions listed in the staff report.

Jon Galbraith, applicant, provided a presentation with further design details.

The Commission, Staff and Applicant discussed the following:

- Clarification on reduction of trees and green space
- Front entrance and street engagement

PUBLIC HEARING [8:06:05 PM](#)

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated his support of the request.

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

MOTION [8:08:13 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 Commission approve The Abbie Planned Development PLNPCM2020-00378 with the conditions listed in the staff report.

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

[8:09:34 PM](#)

Izzy South Design Review and Special Exception at approximately 534 East 2100 South - Ryan McMullen, Applicant, is requesting Design Review and Special Exception approval for a proposed 71-unit mixed use building located at approximately 534 East 2100 South by the name of "Izzy South." The Applicant is requesting a modification of the maximum height requirement to accommodate architectural features on the front-facing façade of the proposed building through the Special Exception process. This project also triggers the Design Review process because the building is larger than 15,000 gross square feet in size. The property is zoned CB (Community Business) and is located within Council District 7, represented by Amy Fowler (Staff Contact: Caitlyn Miller at (385) 202-4689 or caitlyn.miller@slcgov.com) **Case numbers PLNPCM2020-00222 and PLNPCM2020-00655**

Caitlyn Miller, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file).

The Commission and Staff discussed the following:

- Clarification on rear-yard setback

Justin Heppler, applicant, provided a presentation with further details.

The Commission, Staff and Applicant discussed the following:

- Clarification on street engagement
- Whether the applicant explored fencing

PUBLIC HEARING [8:38:37 PM](#)

Chairperson Bell opened the Public Hearing;

Judy Short, Sugar House Land Use Chairperson – Stated there has been a lot of community engagement for the proposal. She stated there aren't enough trees or landscaping. The residence of the South building are to share the 20 feet of green space on the North side of the North building.

Scott Doutre – Stated his opposition of the request.

Soren Simonsen – Stated he supports the staff recommendations. He raised concerns with the color and that there needs to be bikes lanes on 2100 South.

Zachary Dussault – Stated his support of the request.

Wanda – Provided an email comment stating her opposition of the request.

Joe Mason – Raised concerns regarding street parking.

Shane – Raised concerns regarding parking.

Ben – Provided an email comment stating his opposition.

Travis Smith – Raised concern with high density.

Lynn Schwarz – Provided an email comment stating opposition of the request.

Cotterill – Provided an email comment stating opposition of the request.

Donna Bradshaw – Provided an email comment stating opposition of the request.

Russell Grover – Provided an email comment stating opposition of the request.

Shannon Legge – Provided an email comment stating opposition of the request.

Dayna McKee – Provided an email comment. Raised concerns with parking and stated opposition 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 current rear property line setback

The applicant addressed the public comments and concerns.

The Commission and Staff further discussed the following:

- Whether there has been any consideration on the City level to consider pedestrian enhancements in order to access the transit from the project
- Clarification on the Special Exception request
- Whether there are elements of the Design Review that would allow the Commission to simply turn down the application
- Discussion was made regarding the conditions listed in the staff report

MOTION [9:41:17 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 table petition numbers PLNPCM2020-00222 and PLNPCM2020-00655 and give the applicant some time to revise their designs in a way to better match standard “D” and standard “G”, particularly how it relates to human scale and how it relates to the current neighborhood zone.

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

[9:44:23 PM](#) Chairperson Bell proposed to move forward with agenda item number 6 and suggested to reschedule the work session.

[9:50:08 PM](#)

Gateway Storage at approximately 134 South 700 West - Austin Lundskog, Applicant, is requesting approval of a proposed self-storage facility 130,500 sq. ft. in size at approximately 134 South 700 West. The property is zoned GMU (Gateway Mixed Use) and is located within Council District 4, represented by Analia Valdemoros (Staff contact: Caitlyn Miller at (385) 202-4689 or caitlyn.miller@slcgov.com)

- a. Planned Development** – Planned Development approval is needed due to the proposed building being an increase of size larger than 25% of the existing buildings on site. **Case number PLNPCM2020-00182**
- b. Design Review** – Design Review approval is needed due to self-storage facilities in the G-MU Zone being required to undergo this process and the Applicant’s request for

modifications to the exterior building materials and blank wall requirements. **Case number PLNPCM2020-00399**

- c. **Special Exception** – Special Exception approval is needed due to the Applicant’s request to allow a modified parking arrangement based off of a traffic generation study provided by the Applicant. **Case number PLNPCM2020-00655**

Caitlyn Miller, 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 requests with the conditions listed in the staff report.

Austin Lundskog, applicant, provided further detailed information.

PUBLIC HEARING [10:00:17 PM](#)

Chairperson Bell opened the Public Hearing;

Zachary Dussault – Stated he would prefer a better use for this space.

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

MOTION [10:06:12 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 approve petition numbers PLNPCM2020-00182, PLNPCM2020-00399 and PLNPCM2020-00668, a Planned Development, Design Review and Special Exception request, respectively, for Gateway Storage located at approximately 134 South 700 West with the conditions listed in the staff report.

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

The following are Q&A’s that were received during the meeting:

Q&A Session for Planning Commission Meeting September 23,2020

Session number: 1463184201

Date: Wednesday, September 23, 2020

Starting time: 5:00 PM

Soren Simonsen (soren@communitystudio.us) - 5:27 PM

Q: I would like to speak during the public comment periods for item #3 - Twenty Ones, and item #5 - Izzy South

Priority: N/A-

-Molly Robinson - 5:45 PM

A: Call in number: 408-418-9388

Devon Olson (devon.olson@urs.org) - 5:39 PM

Q: Do you have a call in number?

Priority: N/A-

-Wayne Mills - 5:45 PM

A: 408-418-9388. access code 146 318 4201

Devon Olson (devon.olson@urs.org) - 5:51 PM

Q: Thanks

Priority: N/A-

-Wayne Mills - 5:59 PM

A: I'm not sure what you see on your end. Who are you looking for.

Joe Mason (jdmason65@hotmail.com) - 5:56 PM

Q: Are attendees hidden from one another? I can't see people who say they are on the call.

Priority: N/A-

-John Anderson - 5:59 PM

A: Attendees are not able to see others on the list

Joe Mason (jdmason65@hotmail.com) - 6:16 PM

Q: Shane Stroud, Dayna McKee

Priority: N/A-

-John Anderson - 6:17 PM

A: They are both logged on to the meeting. -

-Molly Robinson - 6:20 PM

A: Joe --both are present

Zachary Dussault (zacharytdussault@gmail.com) - 6:26 PM

Q: To the other commenters, is the garagema hall 1020 foothill?

Priority: N/A

Lynn Pershing (lkpershing@gmail.com) - 6:30 PM

Q: Front yard setback is all Cement-Not compatible with neighborhood. Aesthetically looks like a commercial building: flat roof, long Front open iron stairs. Greenspace could be used for detached garages compatible with neighborhood, then landscape front

Priority: N/A-

-Wayne Mills - 6:33 PM

A: The public hearing has been closed

Zachary Dussault (zacharytdussault@gmail.com) - 6:34 PM

Q: I love it Brenda!

Priority: N/A

Zachary Dussault (zacharytdussault@gmail.com) - 6:42 PM

Q: The encroachment is the building not the stairs

Priority: N/A

Cassandra Tavolarella (casstav@gmail.com) - 6:46 PM

Q: Have you considered decreasing the stair length with widening the landing for a patio for what I am assuming is the living room on the main floor?

Priority: N/A

Soren Simonsen (soren@communitystudio.us) - 7:30 PM

Q: I might add to the concern with parking and traffic relative to kids walking and biking to school. I have walked to Dilworth with my three children almost every school day for the past 12 years.

Priority: N/A

Soren Simonsen (soren@communitystudio.us) - 7:31 PM

Q: I can probably count on both of my hands the number of times we have had any conflict with cars coming and going from any of the 3 large scale apartments between 2100 S and Dilworth over those many years.

Priority: N/A

Soren Simonsen (soren@communitystudio.us) - 7:38 PM

Q: Thank you for the clarification on the bike racks and bus stop. Fantastic!

Priority: N/A

Joe Mason (jdmason65@hotmail.com) - 8:20 PM

Q: Is Dayna and Shane still online?

Priority: N/A-

-Caitlyn Miller - 8:27 PM

A: It looks like both are in attendance

Joe Mason (jdmason65@hotmail.com) - 8:27 PM

Q: Thanks.

Priority: N/A

Travis Smith (travsmith1307@gmail.com) - 8:42 PM

Q: What are the opinions of the panel regarding the small businesses which have been negatively impacted by the massive amounts of re-zoning in the area do to high density buildings in the neighborhood? IE-the scooter shop, unable to remain in the area

Priority: N/A-

Joe Mason (jdmason65@hotmail.com) - 8:44 PM

Q: Counting those parking spaces only shows 58. Didn't they say 60?

Priority: N/A

Soren Simonsen (soren@communitystudio.us) - 8:44 PM

Q: The west facade is a zero lot line, so no openings will be permitted by building code.

Priority: N/A

Soren Simonsen (soren@communitystudio.us) - 8:45 PM

Q: The west facade is a zero lot line, so no openings will be permitted by building code.
Priority: N/A

Joe Mason (jdmason65@hotmail.com) - 8:58 PM

Q: I keep raising my hand... so has shane
Priority: N/A

Zachary Dussault (zacharytdussault@gmail.com) - 9:02 PM

Q: Highly encourage those concerned about parking to check out this article.
<https://www.vox.com/videos/2017/7/19/15993936/high-cost-of-free-parking>
Priority: N/A

Soren Simonsen (soren@communitystudio.us) - 9:10 PM

Q: Can Blue Planet Scooter move up to the Twenty-Ones when that opens?
Priority: N/A

Joe Mason (jdmason65@hotmail.com) - 9:15 PM

Q: Landon submitted a comment, which hasn't been read
Priority: N/A

-Joe Mason (jdmason65@hotmail.com) - 9:16 PM

Q: HE CC'd me on the response. Please make sure it is read. It is important.
Priority: N/A-

-Soren Simonsen (soren@communitystudio.us) - 9:16 PM

Q: The biggest deterrent to transit use is that we're missing much of our first-mile/last mile infrastructure. We're missing bicycle and pedestrian infrastructure. Wider sidewalks and bike lanes are essential to TOD.
Priority: N/A-

-Travis Smith (travsmith1307@gmail.com) - 9:21 PM

Q: I spoke, thank you.
Priority: N/A-

-Joe Mason (jdmason65@hotmail.com) - 9:21 PM

Q: Was the Trax Line utilization report included and mentioned?
Priority: N/A-

-John Anderson - 9:22 PM

A: Joe, I shared those comments from Landon about the trax utilization. They were the last comments that I read aloud

Joe Mason (jdmason65@hotmail.com) - 9:22 PM

Q: None of us heard it. Are you sure?

Priority: N/A-

-John Anderson - 9:23 PM

A: Yes, I am very sure that I read them.

Soren Simonsen (soren@communitystudio.us) - 9:33 PM

Q: Our target sidewalk widths in Sugar House are 10'. Wider sidewalks and a reduced park strip (maybe with tree grates or narrow planters) would be helpful to the pedestrian.

Priority: N/A

Joe Mason (jdmason65@hotmail.com) - 9:33 PM

Q: Thank you,

Priority: N/A

Joe Mason (jdmason65@hotmail.com) - 9:34 PM

Q: How do we make sure the council understands the parking "MAY be reduced. There isn't a set rule or guarantee.. Is everyone aware?

Priority: N/A-

-Joe Mason (jdmason65@hotmail.com) - 9:34 PM

Q: Should I email the code?

Priority: N/A-

Soren Simonsen (soren@communitystudio.us) - 9:35 PM

Q: The sidewalks in front of the Urbana project recently completed at 10th E and 2100 South maintained the existing narrow sidewalks and they are very inadequate -- highly pedestrian congested at times.

Priority: N/A

Aabir Malik (aabir@colmenagroup.com) - 10:00 PM

Q: So is the Sears work session officially being postponed to Friday at noon?

Priority: N/A-

-John Anderson - 10:03 PM

A: It is being postponed. We will work with the commission and your group to schedule a date ASAP. –

Zachary Dussault (zacharydussault@gmail.com) - 10:16 PM

Q: Have a great night everyone, that was a doozy!

Priority: N/A-

The meeting adjourned at [10:07:58 PM](#)