

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically pursuant to the
Salt Lake City Emergency Proclamation
Wednesday, October 14, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:56:09 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, Jon Lee, Matt Lyon, Andres Paredes, Sara Urquhart, and Crystal Young-Otterstrom. Commissioner Carolynn Hoskins was excused.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; Michaela Oktay, Planning Deputy Director; Paul Neilson, Attorney; Kelsey Lindquist, Senior Planner; Wayne Mills, Planning Manager; Kristina Gilmore, Principal Planner; Nannette Larsen, Principal Planner; Caitlyn Miller, Principal Planner; Chris Earl, Associate Planner; Daniel Echeverria, Senior Planner; and Marlene Rankins, Administrative Secretary.

APPROVAL OF THE SEPTEMBER 23, 2020, MEETING MINUTES. [5:56:12 PM](#)

MOTION [5:56:26 PM](#)

Commissioner Bachman moved to approve the September 23, 2020 meeting minutes. Commissioner Scheer seconded the motion. Commissioners Bachman, Barry, Lee, Scheer, Urquhart, and Lyon voted “Aye”. Commissioner Paredes abstained from voting as he was absent to the said meeting. The motion passed 6-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:57:46 PM](#)

Chairperson Bell stated she had nothing to report.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:57:56 PM](#)

Union Pacific Hotel Time Extension Request - Mark Sanford, project representative, is requesting a one-year time extension for the Union Pacific Hotel Planned Development and Conditional Building and Site Design Review, located at 2 S. 400 West. The applicant has indicated that additional time is needed to finalize financing for the proposed hotel project. The Planned Development and Conditional Building and Site Design Review was approved by the Planning Commission on November 14, 2018 for an 8-story, 225-room hotel to be located on the west side of the existing Union Pacific Railroad Station. All new construction in the Gateway-Mixed Use zoning district must be reviewed as a planned development. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Kelsey Lindquist at (385) 226-7227 or kelsey.lindquist@slcgov.com) **Case numbers PLNSUB2018-00617 & PLNSUB2018-00618**

Kelsey Lindquist, Senior Planner, provided the commission with a brief update of the project and request.

MOTION [6:00:11 PM](#)

Commissioner Bachman stated, based on the information provided by the applicant, I move that the Planning Commission grant a one-year time extension for petitions PLNSUB2018-00617 and

PLNSUB2018-00618 subject to compliance with the conditions of approval stated in the original Record of Decision Letter dated November 14, 2018.

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

[6:02:04 PM](#)

Edison House Conditional Use Time Extension Request - Bubba Holdings, LLC, applicant, request a one-year time extension for the Edison House Conditional Use at 335 South 200 West. The Planning Commission approved the conditional use on October 9, 2019. The project is a 3-story structure that would house a membership-based social club. In the D-3 Downtown Warehouse/Residential District, a Conditional Use review is required if a structure is 3 or more stories in height and contains commercial uses but no residential uses. Indoor and Outdoor Bar Establishments are also subject to a Conditional Use review in this zone. Building permit plans have been submitted but the applicant needs additional time to solve technical issues resulting from the permit plan review. The property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Wayne Mills at (801) 535-7282 or wayne.mills@slcgov.com) **Case number PLNPCM2019-00671**

Wayne Mills, Planning Manager, provided the commission with a brief update of the project and request.

MOTION [6:03:22 PM](#)

Commissioner Urquhart stated, based on the information provided by the applicant, I move that the Planning Commission grant a one-year time extension for petition PLNPCM2019-00671 subject to compliance with the conditions of approval stated in the original Record of Decision Letter dated October 14, 2019.

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

[6:04:24 PM](#)

Nick Norris, Planning Director, informed the commission that Planning has received a significant number of extension requests and would like to know if the commission would be interested in taking action to provide general extension to anything that is expiring during the period of the public health emergency declaration that we are in.

The Commission and Staff discussed the following:

- Clarification on whether this would be an example of a consent agenda
- Whether there is a lot of time that goes into preparing the staff reports for extensions

[6:10:06 PM](#)

Height & Grade Change Special Exceptions at approximately 333 N Federal Heights Circle - Scott and Jennifer Huntsman, the property owners, are requesting special exception approval to construct a new single-family detached structure that exceeds the maximum permitted building and wall height and maximum allowable grade changes in the FR-3/12,000 Foothills Residential District. The subject property is located at 333 N Federal Heights Circle and is currently vacant. The proposed structure will exceed the height limit of 28' by 2'-8" at two points on the rear and middle of the structure. The requested grade changes in the rear yard will exceed the permitted 4 feet in the setback area and 6 feet in the buildable area. The subject property is located in the FR-3/12,000 (Foothills Residential) zoning district and within Council District 3, represented by Chris Wharton (Staff contact: Kristina Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2020-00639**

Chairperson Bell recused herself from item due to possible conflict of interest.

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 requested special exceptions for additional building height and grade changes in the FR-3/12,000 zoning district.

The Commission and Staff discussed the following:

- Clarification on request from the applicant

Jennifer Huntsman, applicant, and Richard Moore, provided further details.

PUBLIC HEARING [6:25:18 PM](#)

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

MOTION [6:25:56 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 PLNPCM2020-00639.

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

Chairperson Bell rejoined the meeting.

[6:27:11 PM](#)

800 South & State Street Design Review at approximately 754 S. State Street - Aabir Malik, an applicant with Colmena Group, is requesting Design Review approval to develop a portion of the former Sears property into an 11-story, 120 foot tall, mixed-use development consisting of ground floor retail and 360 multi-family residential units on the upper floors. The applicant is requesting Design Review approval to allow for additional building height, modification to the spacing of building entrances and to exceed the maximum street facing facade length. The project site is located in the D-2 (Downtown Support) zoning district and is located within Council District 4, represented by Ana Valdemoros (Staff contact: Nannette Larsen at (801) 535-7645 or nannette.larsen@slcgov.com) **Case number PLNPCM2020-00439**

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.

Aabir Malik, applicant, provided a presentation along with further details and updates made from the discussion during the work session on September 30, 2020.

PUBLIC HEARING [6:42:32 PM](#)

Chairperson Bell opened the Public Hearing;

Pamela Starley – Provided an email for general comments requesting the commission to hear the community.

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

The Commission and Applicant discussed the following:

- Clarification on wayfinding and what the applicant's plans are
- Clarification on how the streets will be named
- Clarification on what is above the service drive

MOTION [6:56:25 PM](#)

Commissioner Bachman stated, based on the information in the staff report I move that the Planning Commission approve the Design Review, as presented in petition PLNPCM2020-00439 with the conditions listed in the staff report.

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

Chairperson Bell recused herself from the next item due to possible conflict of interest.

[6:59:52 PM](#)

Kozo House Apartments Design Review at approximately 157 & 175 North 600 West, & 613, 621, 625, & 633 West 200 North – A request by David Clayton for Design Review approval to develop a 312-unit mixed use building on six parcels located at 157 North 600 West, 175 North 600 West, 613 West 200 North, 621 West 200 North, 625 West 200 North, and 633 West 200 North. These properties are located in the TSA-UC-T Zoning District. The applicant is requesting Design Review approval to allow the proposed building to exceed the maximum street facing façade length and to modify the spacing of building entrances. The project is located within Council District 3, represented by Chris Wharton (Staff contact: Caitlyn Miller at (385) 315-8115 or caitlyn.miller@slc.gov.com) **Case number PLNPCM2020-00258**

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 request with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on what the setback is on 200 North

Dallin Jolley, applicant, provided a presentation along with further design details.

The Commission, Staff and Applicant discussed the following:

- Ground level retail and public engagement

PUBLIC HEARING [7:24:42 PM](#)

Vice Chairperson Scheer opened the Public Hearing;

Eliza McKinney – Raised concerns with parking, esthetics and outdoor space.

Jarod Hall – Stated his support of the request.

Jason Walker – Raised concerns with parking overflowing into the neighborhood.

Maximo Guerra – Raised concern with quality growth in the neighborhood.

Robert Rendon – Raised concerns with parking, safety of the children and incompatibility with the neighborhood.

Roberto Sandoval – Stated his opposition of the request.

Maria Garcia – Raised concerns

Antonio Fierro – Stated his opposition of the request and incompatibility with the neighborhood.

Chelene Fortier – Stated her opposition of the request and incompatibility with the neighborhood.

Sarah Lawr – Stated her opposition of the request.

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

The Commission, Staff and Applicant discussed the following:

- Clarification on why the building is being allowed at 67-feet when the maximum is 60-feet
- Clarification on what the difference is between transition area and regular area in the TSA

The applicant addressed the public comments and concerns.

The Commission made the following comments:

- I would be in favor of tabling this to allow the applicant to get some focus on the retail level and make it more inviting
- I would be comfortable to table the request to receive more articulation
- I'd like to see more articulation

MOTION [8:03:27 PM](#)

Commissioner Barry moved to table petition number PLNPCM2020-00258 to allow the applicant time to address the commissions concerns regarding the 200 North ground level treatment. To articulate it and to provide a different design. Also, to reopen the public hearing addressing the length of the façade and any changes made to this particular design.

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

Chairperson Bell rejoined the commission meeting.

[8:08:38 PM](#)

West End Rezone at approximately 715 W Genesee Ave - A request by Maximilian Coreth, property owner, to rezone the parcel located at approximately 715 W Genesee Avenue and a portion of a city owned public alley at approximately 740 W 900 South. The properties are currently zoned Light Manufacturing (M-1) and the request is to rezone them to Residential Mixed Use (R-MU). The purpose of the requested rezone is to accommodate a future multi-family residential development on a portion of the subject site. The property is zoned M-1 (Light Manufacturing) and is located within Council District 2, represented by Andrew Johnston (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00268**

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 positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification on what else the commission previously reviewed for this parcel
- Clarification if the commission is approving rezone for the entire parcel

Maximilian Coreth, applicant, was available for questions.

The Commission, Staff and Applicant discussed the following:

- Clarification on whether there was a plan for the site
- Status of other approvals

PUBLIC HEARING [8:28:36 PM](#)

Chairperson Bell opened the Public Hearing;

Dennis Faris, Community Council – Stated his support of the request.

Ronald Russell – Stated he submitted an email comment raising concerns with noise pollution.

Summum Temu – Stated his opposition of the request.

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

The applicant addressed the public comments.

MOTION [8:41:18 PM](#)

Commissioner Scheer 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 recommend that the City Council approve the proposed zoning map amendment, as presented in petition PLNPCM2020-00442.

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

[8:43:00 PM](#)

Administrative Decision Appeals Text Amendment - The City Council is requesting amendments to the zoning ordinance regulations regarding appeals of administrative decisions. Administrative decisions are those made by the Planning Commission, Historic Landmark Commission, or the Zoning Administrator in the administration of the zoning ordinance. The proposed amendments would modify City Code to align with state law, related case law, and make other clarifications to that code section. The amendments primarily clarify what matters can be decided by the City's Appeals Hearing Officer, who can appeal decisions, and when an appeal can stay a decision. The proposed amendments affect Chapter 21A.16 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The changes would apply Citywide. (Staff contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com) **Case Number PLNPCM2020-00352**

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 forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification on who oversees the hearing officer to determine whether the property analyzing City code issues versus State code issues
- Clarification on the difference between applying State law and interpreting it

PUBLIC HEARING [8:54:33 PM](#)

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

MOTION [8:55:33 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 recommend that the City Council approve the proposed text amendment, PLNPCM2020-00352 Administrative Decision Appeals Text Amendment.

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

The meeting adjourned at [8:57:50 PM](#)