

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically pursuant to the
Salt Lake City Emergency Proclamation
Wednesday, December 2, 2020

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:15 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson, Brenda Scheer; Vice-Chairperson, Amy Barry; Commissioners Andres Paredes,Carolynn Hoskins, Maurine Bachman, Matt Lyon, Adrienne Bell, Jon Lee, and Sara Urquhart.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; Wayne Mills, Planning Manager; Paul Nielson, Attorney; Caitlyn Miller, Principal Planner; Aaron Barlow, Principal Planner; David Gellner, Principal Planner; Mayara Lima, Principal Planner; and Marlene Rankins, Administrative Secretary.

Chairperson Brenda Scheer read the Salt Lake City Emergency declaration.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:53 PM](#)

Chairperson Scheer stated she had nothing to report.

Vice Chairperson Barry stated she had nothing to report.

REPORT OF THE DIRECTOR [5:32:04 PM](#)

Nick Norris, Planning Director, stated he had nothing to report.

[5:32:30 PM](#)

Izzy South Design Review/Special Exception at approximately 534 East 2100 South - A request by Ryan McMullen for Design Review and Special Exception approval to develop a 71-unit mixed use building located at approximately 534 East 2100 South in the Community Business CB zoning district. The applicant is requesting Design Review approval because the project is over 15,000 square feet in size and Special Exception approval to allow 3' of additional building height. The project is located within Council District 7, represented by Amy Fowler (Staff contact: Caitlyn Miller at (385) 315- 8115 or caitlyn.miller@slcgov.com) **Case numbers PLNPCM2020-00222 & PLNPCM2020-00655** (Tabled from 9/23 Planning Commission meeting)

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.

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

PUBLIC HEARING [5:47:29 PM](#)

Chairperson Scheer opened the Public Hearing;

Caitlin Lutsch, Liberty Wells Community Council – Stated her support of the request and that the community was mostly supportive of the project except for the few concerns previously mentioned at the September 23, 2020 Planning Commission Meeting.

Joe Mason – Stated his support of the request. He also raised concern with the compatibility of the neighborhood.

Scott Doutre – Stated his concerns with the compatibility of the neighborhood.

Shane Stroud – Raised concerns with parking and stated his opposition of the request.

Liz Schwab – Raised concerns with parking.

Bob Farrell – Raised concerns with parking issues.

Soren Simonsen – Stated his support of the request.

Wanda Brown – Raised concerns parking, noise and light pollution.

Aikona Leafaitulagi – Stated her opposition of the request.

Judi Short, Sugar House Community Council - Provided an email comment raising concerns with parking and opposition of the request.

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

The applicant addressed the public comments and concerns.

The Commission made the following comments:

- I'm generally supportive at this point in time based on the standards before us
- I believe the applicant addressed the concerns that were set forth

MOTION [6:18:30 PM](#)

Commissioner Bell 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 PLNPCM2020-00222 and PLNPCM2020-00655, a Design Review and Special Exception request, respectively, for Izzy South located at approximately 534 East 2100 South.

Commissioner Lee seconded the motion. Commissioners Bachman, Barry, Bell, Hoskins, Lee, Lyon, and Urquhart voted “Aye”. Commissioner Paredes voted “Nay”. The motion passed 7-1.

[6:21:24 PM](#)

Kozo House Design Review at approximately 157, 175 North 600 West, and 613, 621, 625, 633 West 200 North - A request by David Clayton for Design Review approval to develop a 319-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 TSAUC-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@slcgov.com) **Case number PLNPCM2020-00258** (Tabled from 10/14 Planning Commission meeting)

Commissioner Bell recused herself due to possible conflict of interest.

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

Dallin Jolley and David Clayton, applicants, provided a presentation with further design details.

The Commission, Staff and Applicant discussed the following:

- Clarification on whether there was a change in number of units
- Clarification on number of parking spaces

PUBLIC HEARING [6:41:28 PM](#)

Chairperson Scheer opened the Public Hearing;

Pamela Starley – Stated her opposition of the request.

Keiko Jones – Stated her opposition of the request.

Chelene Fortier – Raised concerns with the parking and stated her opposition of the request.

Antonio Fiero – Stated his opposition of the request.

Aikona Leafaitulagi – Stated her opposition of the request.

Call in user – Stated his opposition of the request and asked the Commission to consider the neighborhoods comments and concerns.

Jason Walker – Stated his opposition of the request.

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

The applicant address the public comments and concerns.

The Commission, Staff and Applicant discussed the following:

- Clarification on whether the applicant owns all of the single-family home on the South side of 2nd North
- Clarification on how higher density makes property more affordable
- Clarification on how a zoning change takes place
- Clarification on zoning amendments and who is authorized to initiate an amendment
- Clarification on the term “affordable” and what it’s based on
- Height restriction of the core areas
- Clarification on what is included in a score
- Clarification on whether there was communication with the transportation department regarding the traffic flow
- Whether the applicant has had communication with the community council

The Commission made the following comments and discussion:

- I’m in favor of tabling this to hear a better response from transportation
- I’m weighing the project; I think it’s come a long way; I certainly understand where the community is coming from a tight knit community
- Clarification on adding condition to approval and whether it would address the increased load

MOTION [7:39:23 PM](#)

Commissioner Barry 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 approve the Design Review request including modifications to the maximum distance between building entrances, maximum length of a blank wall, and maximum length of a street-facing façade (PLNPCM2020-00258) for the Kozo House Apartments project located at approximately 175 North 600 West. This recommendation is based on the conditions of approval listed in the staff report. With the added condition:

- #9 – That a traffic study be conducted with Transportation; specifically looking at the circulation of the increased traffic load and the pedestrian safety regarding the intersection on 200 North and 600 West.

Final details regarding these conditions of approval are delegated to planning staff.

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

[7:44:28 PM](#)

Learned Ave Alley Vacation at approximately 1025 West North Temple - A request from Jarod Hall of Di'velept Design, representing the owner of surrounding properties, Riley Rogers, to vacate the public alley adjacent to the rear property line of 1025 West North Temple that runs mid-block from east to west. The subject alley is surrounded by the TSA-SP-T (Special Purpose Transit Station, Transition Area) zoning district and is located within Council District #2, represented by Andrew Johnston (Staff contact: Aaron Barlow at (385) 386-2764 or aaron.barlow@slcgov.com) **Case number PLNPCM2020-00572**

Aaron Barlow, 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 position recommendation to the City Council with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification if the surrounding properties have access to their required parking from the alley
- Clarification on whether the Commission can condition alley vacations for affordable housing

Jarod Hall, applicant, provided further information.

PUBLIC HEARING [7:55:47 PM](#)

Chairperson Scheer opened the Public Hearing;

Antonio Fiero – Asked whether there the nearby restaurants would be closed down and whether the apartments will be affordable.

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

The applicant addressed the public's questions.

MOTION [7:58:22 PM](#)

Commissioner Bachman stated, based on the findings and analysis in the staff report, the policy considerations for alley vacation, and the input received, I move that the Planning Commission

forward a positive recommendation to the City Council for the alley vacation proposed in PLNPCM2020-00572 with the conditions listed in the staff report.

Commissioner Hoskins seconded the motion.

Commissioner Lyon asked to make a friendly amendment; to add a condition that the City Council also explore adding affordable housing. Commissioner Bachman accepted the amendment.

Commissioners Bachman, Barry, Bell, Hoskins, Lee, Lyon, and Paredes voted "Aye". Commissioner Urquhart voted "Nay". The motion passed 7-1.

The Commission took a 5-minute break.

[8:01:22 PM](#)

Greenprint Gateway Apartments Planned Development and Design Review at approximately 592 West 200 South - Mark Eddy of OZ7 Opportunity Fund, has requested Planned Development and Design Review approval for the Greenprint Gateway Apartments to be located on three (3) contiguous parcels located at 592 W 200 S, 568 W 200 S and 161 S 600 W respectively. The proposal is for a 150-unit apartment building on a 0.59 acre (26,000 square feet) consolidated parcel. The proposed building will be six stories in height and will be approximately 70-feet tall to the top of the building's parapet. The apartments will be a mix of micro and studio apartments. The properties are located in the G-MU Gateway-Mixed Use zoning district. The G-MU zoning district requires Planned Development approval for all new principal buildings and uses. In addition, Design Review approval has been requested to address some design aspects of the building including material choices and maximum length of a section of blank wall space on the west façade of the building. The proposal is located within Council District 4, represented by Ana Valdemoros. (Staff contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2020-00493 & PLNPCM2020-00749**

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

The Commission and Staff discussed the following:

- Clarification on the staff recommendations

Mark Eddy, applicant, provided further details and was available for questions.

The Commission, Staff and Applicant discussed the following:

- Clarification on the West elevation of the building and small size of windows
- Discussion of the interior floor plan design and type of units
- Design of the building and lack of cornices
- Landscaping plan, required buffers and fence/gate

PUBLIC HEARING [8:25:54 PM](#)

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

The Commission, Staff and Applicant discussed the following:

- Clarification on whether the units are market rate
- Proposed materials

MOTION [8:29:17 PM](#)

Commissioner Bell stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission vote to APPROVE the proposed Planned Development and Design Review applications for the Greenprint Gateway Apartments located at approximately 592 West 200 South, files PLNPCM2020-00493 and PLNPCM2020-00749 with the conditions of approval listed in the staff report with one addition:

4. Elimination of the required 7-foot parking lot perimeter landscaping buffer on the North edge of the surface parking area.

Commissioner Bachman seconded the motion. Commissioners Bachman, Bell, Hoskins, Lee, Lyon, and Paredes voted “Aye”. Commissioner Barry voted “Nay”. The motion passed 6-1.

Commissioner Urquhart was unable to vote due to technical difficulties.

[8:33:56 PM](#)

Rezone at approximately 860 & 868 East 3rd Avenue – Remarc Investments, representing the property owner, is requesting a Zoning Map Amendment from CN (Neighborhood Commercial) and SR-1A (Special Development Pattern Residential) to R-MU-35 (Residential/Mixed Use) at the above-listed addresses. The applicant would like to rezone the properties to allow a multi-family development on the lots, however the request is not tied to a development proposal. The properties are located within the Avenues Local Historic District and any future demolition or new construction must be approved by the Historic Landmark Commission. Although the applicant has requested that the property be rezoned to R-MU-35, consideration may be given to another zoning district with similar characteristics. The property is located within Council District 3, represented by Chris Wharton. (Staff contact: Mayara Lima at (385) 377-7570 or mayara.lima@slcgov.com) **Case number PLNPCM2020-00703**

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

The Commission and Staff discussed the following:

- Height differences
- Commercial component and whether it’s practical in the long term
- Clarification on why the house is being included in the rezone if it’s going to remain as a house

Marcus Robinson and Kevin Blalock, provided a presentation with further details.

The Commission, Staff and Applicant discussed the following:

- Whether the applicant has shared their plans with the community council or the surrounding neighborhood

PUBLIC HEARING [9:02:03 PM](#)

Chairperson Scheer opened the Public Hearing;

Beckie Bradshaw – Provided an email comment raising concerns with parking and traffic issues.

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

Jack Galian – Provided an email comment that he was interested in attending the meeting, but staff did not see him listed in the attendee list.

Nick Gurr – Provided an email comment stating his opposition of the request.

Zack S – Provided an email comment stating his opposition of the request.

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

The Commission, Staff and Applicant further discussed the following:

- Clarification on what other zoning districts were considered and how it was settled on the current proposal

The Commission made the following comments:

- I'm in favor of recommending approval; I'm not in favor of the condition
- I agree, I don't think that a commercial requirement is appropriate

The Commission and Applicant further discussed the following:

- Whether there's any off-street parking for the existing home

MOTION [9:17:28 PM](#)

Commissioner Bell 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 Planning Commission recommend that the City Council approve the proposed zoning map amendment, as presented in petition PLNPCM2020-00703.

Commissioner Bachman seconded the motion. Commissioners Bachman, Barry, Bell, Hoskins, Lee, and Paredes voted "Aye". Commissioners Lyon, and Urquhart voted "Nay". The motion passed 6-2.

The meeting adjourned at [9:19:16 PM](#)