

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically pursuant to the
Salt Lake City Emergency Proclamation
Wednesday, April 14, 2021

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 pm. Audio recordings of the Planning Commission meetings are retained for a period. These minutes are a summary of the meeting. For complete commentary and presentation of the meeting, please visit <https://www.youtube.com/c/SLCLiveMeetings>.

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

Planning Staff members present at the meeting were: Wayne Mills, Planning Manager; Molly Robinson, Planning Manager; Paul Nielson, Attorney; David Gellner, Principal Planner; Krissy Gilmore, Principal Planner; Aaron Barlow, Principal Planner; Marlene Rankins, Administrative Assistant; and Aubrey Clark, Administrative Assistant.

Vice Chairperson, Amy Barry read the Salt Lake City emergency proclamation.

REPORT OF THE CHAIR AND VICE CHAIR

Chairperson Scheer was not present.

Vice Chairperson Barry stated she had nothing to report.

REPORT OF THE DIRECTOR

Wayne Mills, Planning Manager, provided the public with instructions on how to participate during the meeting. He also provided the commission with information regarding how permits and zoning functions in the City.

CONSENT AGENDA

Red Rock Brewery Brewhouse at approximately 426 West 400 North - Conditional Use and Conditional Building and Site Design Review Time Extension Requests - 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 and Conditional Building and Site Design (CBSDR) approvals for a brewery at the above listed address. The Commission originally granted Conditional Use and CBSDR approval for this project on April 24, 2019. A one-year extension to the Conditional Use approval was previously granted on April 22, 2020. This request would extend both approvals to expire on April 24, 2022. The project is located within 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 (385-226-3860 or david.gellner@slc.gov.com) **Case numbers PLNPCM2018-01008 & PLNPCM2019-00255**

APPROVAL OF THE MARCH 24, 2021, MEETING MINUTES.

MOTION

Commissioner Lyon moved to approve the consent agenda. Commissioner Bell seconded the motion. Commissioners; Bachman, Bell, Hoskins, Lee, Paredes, Urquhart, Young-Otterstrom, and Lyon voted “Aye”. The motion passed unanimously.

PUBLIC HEARINGS

Bookbinder Studios on 2nd West Design Review at approximately 422 South 200 West - A request by Scott Harwood, representing OZ Opportunity Fund LLC, is requesting Design Review approval to develop a 7-story, 83'-1" tall residential structure to be located on two contiguous parcels located at 418 S 200 W and 422 S 200 W. The proposed building will encompass 115 studio and one-bedroom units. The building will have two structured parking levels with 58 parking stalls and five levels of apartment units above. The applicant is requesting Design Review approval to allow for additional building height and modification to the required building entrances. 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: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2021-00035**

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.

The Commission and Staff discussed the following:

- Clarification on number of parking spaces provided

Scott Harwood, Eric Hansen, and Jonathan Kland, applicants, provided a presentation with further details.

The Commission, Staff and Applicant discussed the following:

- Clarification on entrance layout
- Whether the entrance is visible from the street or the parking lot

PUBLIC HEARING

Vice Chairperson Barry opened the Public Hearing;

Lisa Hazel – Raised concern with energy efficiency and would like to see bike parking.

Cindy Cromer – Stated that in the East downtown, a building of this height used to be an allowed use. She also stated she thinks it's time that something is done about the fact that the planners are spending time on a request like this, where units that will be available and are modestly priced have been delayed arriving in the market place by the amount of time that the petition has been in the Planning Department.

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

The applicant addressed the public comments.

The commission and applicant discussed the following:

- Clarification on height of structure behind the proposal
- Clarification on whether the City will be undertaking mandatory zoning amendments with the result of legislative changes
- Affordable Housing Overlay zone
- Design Review ordinance modifications and when a proposal for height should go before the Commission

MOTION

Lyon 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 (PLNPCM2021-00035) for the project located at approximately 422 S 200 W with the conditions listed in the staff report.

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

2020 Salt Lake City Street Light Master Plan - Representatives from the Department of Public Utilities of the City will provide an overview of the 2020 Salt Lake City Street Light Master Plan (Plan). Major changes in the 2020 Plan from the 2006 Plan include a systematic approach for choosing lighting strategies of public ways based on adjacent land use, pedestrian activity, and street typology. The 2020 City Street Light Master Plan includes all areas of the City and will impact all City Council districts. (Staff Contact: David Pearson, Streetlight Program Manager at (801) 483-6738 or david.Pearson@slcgov.com; or Marian Rice, Deputy Director at (801) 483-6765 or marian.rice@slcgov.com)

Aaron Barlow, Principal Planner, introduced Marian Rice, Deputy Director of Salt Lake City Department of Public Services, and Jesse Stewart Salt Lake City Department of Public Services.

The following participants were also available for questions:

- Laura Briefer; SLCDPU
- Jesse Stewart; SLCDPU
- Marian Rice; SLCDPU
- David Pearson; SLCDPU
- Dane Sanders, Clanton & Associates;
- Annaka Egan, GSBS;
- Jesse Allen, GSBS;
- Travis Longcore;

Jesse Stewart, provided a presentation with details regarding the proposal.

The Commission and Staff discussed the following:

- Clarification on how neighborhood byway is defined
- Process when a resident request a light on their street
- Clarification on whether there is a standard number of lights on a street

PUBLIC HEARING

Vice Chairperson Barry opened the Public Hearing;

Lisa Hazel – Stated her opposition of the request.

Judi Short – Provided an email comment that was read into the record requesting to know the type of public engagement was performed.

Dave Iltis – Stated his opposition of the request in its current form.

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

Dane Sanders addressed the public comments and concerns.

The Commission and Staff discussed the following:

- Clarification on why the highest amount of kelvin was chosen

MOTION

Commissioner Lyon stated, based on the findings, analysis, testimony and plan presented, I move that the Planning Commission forward a positive recommendation to the City Council to adopt the 2020 Street Lights Master Plan and the accompanying Technical Guidance and Implementation document. With a recommendation to the City Council:

- 1. To further explore the warmness of the light and the kelvin temperatures and further understand that fully.**

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

The meeting adjourned at approximately 7:05 pm.