

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**This meeting was held electronically pursuant to the**  
**Salt Lake City Emergency Proclamation**  
**Wednesday, April 28, 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: Chairperson, Brenda Scheer; Vice Chairperson, Amy Barry; Commissioners; Maurine Bachman,Carolynn Hoskins, Jon Lee, Matt Lyon, Andres Paredes, Sara Urquhart, and Crystal Young-Otterstrom. Chairperson Adrienne Bell was excused.

Planning Staff members present at the meeting were: Nick Norris, Director; Michaela Oktay, Deputy Director; Hannah Vickery, Attorney; Krissy Gilmore, Principal Planner; Nannette Larsen, Principal Planner; Aaron Barlow, Principal Planner; David Gellner, Principal Planner; Caitlyn Tubbs, Principal Planner; Casey Stewart, Senior Planner; Aubrey Clark, Administrative Assistant.

Chairperson Brenda Scheer read the emergency proclamation.

**REPORT OF THE CHAIR AND VICE CHAIR**

Chairperson Scheer stated she had nothing to report.

Vice Chairperson Barry stated she had nothing to report.

**REPORT OF THE DIRECTOR**

Michaela Oktay, Deputy Director of the Planning Division asked the Planning Commission to initiate a petition to amend a section of 21A.59 Design review, specifically section 21A.59.050 of the zoning code, for the purpose of clarifying how the standards in this section apply to applications for design review. Other related section of Title 21A may also be amended to clarify the application of standards. Nick Norris, Director of the Planning Division asked the Commission to review the design review standards and address the language.

**CONSENT AGENDA**

**Time Extension Request for the Rose Park Buddhist Temple Conditional Use at approximately 1185 West 1000 North** - The Rose Park Buddhist Temple is requesting a one year time extension approval for the Conditional Use approval for a renovated 2-story place of worship located at 1185 W 1000 N in the R-1/7,000 Single Family zoning district. The applicant has indicated that additional time is needed due to delays related to the current COVID-19 pandemic. The Conditional Use was approved by the Planning Commission on April 8, 2020. The property is located within Council District 1, represented by James Rogers. (Staff Contact: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case Number PLNPCM2020-00078**

**APPROVAL OF MINUTES FOR APRIL 14, 2021**

**MOTION**

Commissioner Scheer called for a motion including the time extension request for the Rose Park Buddhist Temple, the approval of minutes for April 14<sup>th</sup>, and the petition outlined in the Report of the Director.

**Commissioner Sara Urquhart motioned to approved. Commissioner Amy Barry seconded the motion. Commissioners Maurine Bachman, Amy Barry, Carolyn Hoskins, Jon Lee, Matt Lyon, Sara Urquart, Crystal Young-Otterstrom voted “yes”. Commissioner Parades was not present for this portion of the meeting. The motion passed.**

## **PUBLIC HEARINGS**

**Master Plan and Zoning Map Amendment at approximately 461 S 400 E**- Salt Lake City received a request from Majid Kharrati with NextStep Group, the property owner, to amend the Central Community Master Plan and the zoning map for the property located at 461 South 400 East. The proposal would rezone the property from R-MU-45 (Residential Mixed Use) to TSA-UN-C (Transit Station Area Urban Neighborhood Core) and amend the Central Community Future Land Use Map from Residential/Office Mixed Use to High Density Transit Oriented Development (50 or more dwelling units/acres). The proposed amendments to the Master Plan Future Land Use Map and zoning map is to facilitate a future residential, live/work unit, and retail development and facilitate removing the parking lots on the site. *A public hearing was previously held before the Planning Commission on February 10, 2021 but must be held again due to a public noticing error.* The subject property is zoned R-MU-45 (Residential Mixed Use) and is located within Council District 4 represented by Ana Valdemoros (Staff contact: Nannette Larsen at (385) 386-2761 or nannette.larsen@slcgov.com) **Case number PLNPCM2020-00806 & PLNPCM2020-00804**

Nannette Larsen, Principal Planner, reviewed the reason for the petition coming before the commission a second time. She stated that Staff recommends approval of the petition.

Commissioner Scheer opened the meeting to the applicant. The applicant did not wish to say anything. Commissioner Scheer opened the meeting to public hearing. Seeing that no one wished to speak, Commissioner Scheer closed the public hearing. Commissioner Scheer acknowledge that she does not have a vote since she is Chair but commented that she is opposed to this project.

## **MOTION**

**Commissioner Matt Lyon stated, Based on the information in the staff report I move that the Planning Commission recommend that the City Council approve the proposed master plan amendment, as presented in petition PLNPCM2020-00804. Additionally, I move that the Planning Commission recommend that the City Council approve the proposed zoning map amendment, as presented in PLNPCM2020-00806.**

**Commissioner Maurine Bachman seconded that motion. Commissioners Maurine Bachman, Carolyn Hoskins, Jon Lee, Matt Lyon, Sara Urquart and Andres Parades voted “yes”. Commissioner Amy Barry and Crystal Young-Otterstrom voted “no”. The motion passed with 6 “yes” and 2 “no”.**

**Master Plan Amendment and Rezone at approximately 554 and 560 South 300 East** - Salt Lake City has received a request from Mariel Wirthlin, with The Associated Group and representing the property owner of 554 and 560 South 300 East, to amend the Central Community Master Plan and the zoning map. The proposal would rezone the properties located at approximately 554 and 560 South 300 East from RO (Residential Office) to RMU (Residential/Mixed Use) and amend the Central Community Future Land Use Map from Residential/Office Mixed Use to High Mixed Use. The proposed Master Plan amendment to High Mixed Use and rezone to RMU is intended to allow retail service uses on the property,

in addition to office use. *A public hearing was previously held before the Planning Commission on January 13, 2021 but must be held again due to a public noticing error.* The subject property is zoned RO (Residential Office) and is located within Council District 4, represented by Ana Valdemoros (Staff contact: Nannette Larsen at (385) 386-2761 or nannette.larsen@slcgov.com) **Case number PLNPCM2020-00604 & PLNPCM2020-00712**

Nannette Larsen, Principal Planner, reviewed the reason for the petition coming before the commission a second time. She stated that petition moved to the city council with a unanimous motion for previously and staff recommends approval once again. She outlined the purposed plans for the site.

Commissioner Scheer opened comments to the applicant.

Applicant Mariel Wirthlin stated that they wanted to give their tenants the option to do retail if they would like.

Commissioner Scheer opened the meeting for public hearing. Seeing that no one wished to speak she closed the public hearing.

## **MOTION**

**Commissioner Crystal Young-Otterstrom stated, Based on the information in the staff report I move that the Planning Commission recommend that the City Council approve the proposed master plan amendment, as presented in petition PLNPCM2020-00712. Additionally, I move that the Planning Commission recommend that the City Council approve the proposed zoning map amendment, as presented in PLNPCM2020-00604.**

**Commissioner Carolynn Hoskins seconded the motion. Commissioners Maurine Bachman, Amy Barry, Carolyn Hoskins, Jon Lee, Matt Lyon, Sara Urquart, Crystal Young-Otterstrom, and Andres Parades voted “yes”. The Commission passed the motion unanimously with 8 “yes” and 0 “no”.**

**Ville 9 Apartments at approximately 1045 N 900 W** - Joe Colosimo, representing the property owner, submitted a Design Review and a Planned Development application for the property located at approximately 1025 North 900 West—behind the old Salt City Inn Motel—for a proposed three-story, 30-unit apartment building. In addition to the proposed structure, the Applicant will redevelop the adjacent property's motel into 25 more units as part of the project. The proposed project sits on a unique lot located within the RMF-35 Moderate Density Multi-Family Residential District (on the north half) and the CB Community Business District (on the south half). The property is currently vacant and has been for some time.

The application for Design Review and Planned Development is to modify the following:

Allowing a setback of 50 feet—beyond the permitted 15-foot maximum setback in the CB district.

Allowing a structure with a gross floor area larger than 15,000 square feet.

Allowing some required parking to back into an alley.

Allowing construction on a lot that is narrower than the required width in the RMF-35 district.

Exempting some parts of the property line adjacent to the Interstate Highway right-of-way from freeway landscaping requirements.

The property is located within Council District 1, represented by James Rogers. (Staff contact: Aaron Barlow at (385) 386-2764 or aaron.barlow@slcgov.com) **Case number PLNPCM2020-00923 & PLNPCM2012-00098**

Arron Barlow, Principal Planner, reviewed the petition request found in the staff report (located in the case file). He outlined that it is not for the planning commission to dictate the nature of future residents. He also said that state law does not limit where registered sex offenders may live and that the planning commission cannot override state law. housing Staff recommends approval with conditions.

Staff and the Commission discuss:

- The landscaping
- The alley
- Lighting

Joe Colosimo, applicant representative, outlined the purpose for the property use. He stated that it would be affordable housing with strict applicant guidelines. He gave a presentation of the purposed new development.

Commissioner Scheer opened the public hearing.

Richard Holman – Community council member, against the proposal.

Kevin Parke – against the proposal, stated the traffic the project would bring could be dangerous.

Courtney Reeser – Community council member, against the proposal. Stated the density of the project is concerning.

Pachuco L. – Rose Park Brown Berets, against the proposal. Stated that the purposed units are not affordable housing based on current income rates to the area.

Davis Scheer – against the proposal. Requested the commission tabled the project until the project can be confirmed.

Staff, Commission and Applicant discussed:

- Building height
- Paving to the alleyway
- Entrance enhancement
- Visibility
- How the project will be managed
- Circulation of the property, vehicle access
- Whether the property will be transitional housing

## **MOTION**

Commissioner Sara Urquhart 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 Design Review and Planned Development applications for the Vill 9 Apartments located at approximately 1025 North 900 West, files PLNPCM2020-00923 and PLNPCM2021-00098 with the conditions that are listed in the staff report and that includes the adequate lighting for the proposed pedestrian pathway before the building permit is approved. And the the alley be paved as part of this project and design improves the entrance making it more prominent. Commissioner Crystal Young-Otterstrom seconded the motion.

CommissionerCarolynn Hoskins seconded the motion. Commissioners Maurine Bachman, Amy Barry, Carolyn Hoskins, Jon Lee, Matt Lyon, Sara Urquart, Crystal Young-Otterstrom, and Andres Parades voted “yes”. The Commission passed the motion unanimously with 8 “yes” and 0 “no”.

**SoHi Apartments Design Review at approximately 927 S 400 W** - Southern Highlands Apartments Design Review at 927 S 400 W - Mark Garza, of TLG Company has requested Design Review approval for the Southern Highlands Apartments project to be located on a 0.50 acre (21,800 square feet) parcel in the CG – General Commercial zoning district. The proposed project is for a 104-unit apartment building that will be a mix of 1 bedroom, 2 bedroom and studio apartment units. The proposed building will be 75-feet tall consisting of 5 levels of apartments over 3 levels of parking, one of which will be underground. Buildings in excess of 60-feet tall in the CG zoning district are allowed through the Design Review process with Planning Commission approval. The applicant is going through the Design Review process to request an additional 15-feet of building height over the 60-feet allowed by right in the district. The subject property is located within Council District 5, represented by Darin Mano. (Staff contact: David J. Gellner at (385) 226-3860 or david.gellner@slcgov.com) **Case Number PLNPCM2020-00662**

David Gellner, Principal Planner, reviewed the petition request outlined in the staff report. He recommend the Commission approve the application with two conditions.

Mark Garza, the applicant, gave an overview of the project. He addressed the water table as the reason for requesting the additional height of the project.

Jory Walker commented that staff and Mark did a really good job and he didn't have much too add.

Staff, Commissioners and Applicant discuss:

- The human scale and façade materials
- The building elevation and first two levels of the building
- Entrance to the parking garage

Commissioner Scheer opened up the meeting to public hearing.

Kiro Kantua speaking on behalf of Pachuco Laturo - against the proposal, stated no affordable housing.

Commissioner Scheer Closed the public hearing.

Commissioner Scheer said she would like to address the person who spoke. She expressed commendation for the continued effort to bring the issue forward. She stated they have no ability to address that issue as the Planning Commission. She feels it is something that the speaker needs to continue to move forward with the city council people.

## MOTION

Amy Barry stated, Motion to Approve with Conditions Listed in the Staff Report 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 Design Review application for the Southern Highlands Apartments located at approximately 927 South 400 West, file PLNPCM2020-00662 with the conditions of approval listed in the staff report.

Commissioner Maurine Bachman seconded the motion. Commissioners Maurine Bachman, Amy Barry, Carolyn Hoskins, Jon Lee, Matt Lyon, Sara Urquart, Crystal Young-Otterstrom, and Andres Parades voted “yes”. The Commission passed the motion unanimously with 8 “yes” and 0 “no”.

Director Nick Norris addressed the Commission regarding materials on approved elevations.

**Special Exception for Outdoor Dining at approximately 1693 S 900 E** - Robert Plumb, property owner, is requesting approval for an outdoor dining patio within the buildable area associated with an existing restaurant. Outdoor dining, as an accessory use is allowed as a special exception. The Planning Commission has final decision-making authority for special exceptions. The subject property is located in the CN (Neighborhood Commercial) zoning district. The subject property is located within Council District 5, represented by Darin Mano. (Staff contact: Krissy Gilmore at (801) 535-7780 or Kristina.gilmore@slcgov.com) **Case number PLNPCM2020-00858**

Krissy Gilmore, Principal Planner, review the petition outlined in the staff report. She reviewed the public comments submitted prior to the meeting. She stated that Staff recommends approval with exceptions.

Commissioner Sheer opened the meeting to the applicant.

Applicant, Bob Plumb, spoke about the current patio that will be removed. Wants to help the tenant to thrive.

Commission and Applicant discuss:

- Design renderings
- The landscaping prior to the patio
- The fencing
- Whether the patio area can be closed off at night

Opened to the public:

David Davis – Neighbor to the property, against the petition

Mrs. Davis – Neighbor to the property, against the petition

Milli Peturno – in support of the petition

Peter Nelson – in support of the petition

Katy Mocerri – in support of the petition

Lindsay Elliott – in support of the petition

Matthew Jensen – Red Moose owner, in support of the petition

Rob White – Project Architect, stated the railing will be decorative and the landscape buffer will be 5 feet

Sydney Stansfield – in support of the petition

Commissioner Scheer closed the public hearing.

Opened to the Commission for discussion.

Commission, Staff and Applicant discuss:

- Fencing
- Special exceptions
- Community noise ordinances

## **MOTION**

**Commissioner Maurine 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 Planning Commission approve PLNPCM2020-00858 with the conditions listed in the staff report.**

**Commissioner Crystal Young-Otterstrom seconded the motion. Commissioners Maurine Bachman, Amy Barry, Carolyn Hoskins, Jon Lee, Matt Lyon, Sara Urquart, Crystal Young-Otterstrom, and Andres Parades voted “yes”. The Commission passed the motion unanimously with 8 “yes” and 0 “no”.**

**Jensen Accessory Dwelling Unit at approximately 44 North Wolcott Avenue** - Kimble Shaw, representing the property owner, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached structure at approximately 44 North Wolcott Avenue. The subject property is located in the R-1/5,000 Single-Family Residential zoning district and is located in Council District 3, represented by Chris Wharton. Staff contact: Caitlyn Tubbs at (385) 315-8115 or caitlyn.tubbs@slcgov.com) **Case number PLNPCM2021-00038**

Caitlynn Tubbs, Principal Planner, reviewed the petition outlined in the staff report. She stated that staff recommends approval.

Commissioner Scheer asked if the applicant would like to speak. He stated that he had nothing to add.

Opened the public hearing. Seeing that no one wished to speak she closed the public hearing.

## **MOTION**

**Commissioner Carolyn Hoskins 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 conditional use request to establish an attached accessory dwelling unit located at approximately 44 N Wolcott Street (PLNPCM2021-00038).**

Commissioner Sara Urquhart seconded the motion. Commissioners Maurine Bachman, Amy Barry, Carolyn Hoskins, Jon Lee, Matt Lyon, Sara Urquart, Crystal Young-Otterstrom, and Andres Parades voted “yes”. The Commission passed the motion unanimously with 8 “yes” and 0 “no”.

**7-Eleven Rebuild Conditional Use and Design Review at approximately 1690 S 900 W** - 7-Eleven store owners, represented by Horrocks Engineers, submitted two applications related to a proposal to rebuild the current 7-Eleven store and gas station at approximately 1690 South 900 West. The applications are for conditional use approval to operate a gas station in the CB zoning district (Community Business); and for design review approval to exceed the 15-foot maximum setback with the new building, with a setback of 70 feet from the front lot line along 900 West (the current building already exceeds this same setback). The site is located within Council District 2, represented by Andrew Johnston. (Staff contact: Casey Stewart at (385) 226-8959 or casey.stewart@slcgov.com) **Case number PLNPCM2020-00862 & PLNPCM2020-00956**

Casey Stewart, Senior Planner, reviewed the petition outlined in the staff report. He stated that Staff recommends that the Commission approve the conditional use and deny design review.

Commission and Staff discuss:

- Zoning classification
- Definition of an urban gas station

Russell Skuse, Applicant, shared a presentation. He outline the proposed design.

Commission and Applicant discuss:

- Possible rezoning
- 900 West façade door

Commissioner Scheer opened the public hearing open. Seeing that no one wished to speak, Commissioner Scheer closed the public hearing.

The meeting was opened to the commission for discussion.

The Commission discuss:

- Design standards for the current occupant.
- Picnic area being a nice addition to the street scape
- The patio seating area being covered

## **MOTION**

**Commissioner Matt Lyon stated, Based on the findings listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the 7-Eleven Rebuild Conditional Use petition PLNPCM2020-00862 subject to the conditions listed in the staff report. Additionally based on the findings listed in the staff report, alternate findings by the Planning Commission regarding Design Review standard “B”, and the testimony and plans presented, I move that the Planning Commission approve the 7-Eleven Rebuild Design Review petition PLNPCM2020-00956 subject to the following conditions to meet the standard: 1) The**



north side of the patio is rounded out to look more like a cohesive unit, to look like an entrance way. 2) There is signage along the patio that brings people in from the street and it feels like an entrance to the area. 3) There is a direct path that goes diagonally or more nicely structure from the patio over to the entrance on the east so that it more directly funnels traffic to that door rather than feeling like it's a side door.

The applicant spoke saying they could move the sidewalk.

**Commissioner Amy Barry seconded the motion. Commissioner Sara Urquhart seconded the motion. Commissioners Maurine Bachman, Amy Barry, Carolyn Hoskins, Jon Lee, Matt Lyon, Sara Urquart, Crystal Young-Otterstrom, and Andres Parades voted “yes”. The Commission passed the motion unanimously with 8 “yes” and 0 “no”.**

**The meeting adjourned at approximately 8:45pm.**