

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**This meeting was held electronically**  
**Wednesday, May 12, 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 of time. 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, Adrienne Bell, Carolynn Hoskins, Jon Lee, Matt Lyon, and Andres Paredes. Commissioners Crystal Young-Otterstrom and Sara Urquhart were excused.

Planning Staff members present at the meeting were: Michaela Oktay, Planning Deputy Director; John Anderson, Planning Manager; Paul Nielson, Attorney; Sara Javoronok, Senior Planner; Krissy Gilmore, Principal Planner; Chris Earl, Principal Planner; and Marlene Rankins, Administrative Secretary.

**APPROVAL OF THE April 28, 2021, MEETING MINUTES.**

**MOTION**

**Commissioner Hoskins moved to approve the April 28, 2021 meeting minutes. Commissioner Lee seconded the motion. Commissioners Bachman, Barry, Bell, Hoskins, Lee, and Lyon voted “Aye”. The motion passed unanimously.**

**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, Planning Deputy Director, stated she had nothing to report.

**Neighborhood House Greenhouse at approximately 1050 West 500 South** - A request by Ying Peng of FFKR Architects on behalf of the property owner, Neighborhood House, for construction of a greenhouse at approximately 1050 West 500 South. The greenhouse is approximately 17' tall and 960 sq. ft. and will be in addition to the existing structures and amenities on the site. The proposed location of the greenhouse is in a required yard and must be reviewed as a Planned Development. The subject property is in the I (Institutional) zoning district and is within Council District 2, vacant (Staff contact: Sara Javoronok at (385) 226-4448 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case Number PLNPCM2021-00086**

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

Jennifer Nuttall, Executive Director, Neighborhood House, provided a presentation with further details.

**PUBLIC HEARING**

Chairperson Scheer opened the Public Hearing;

Justin Strange – Stated his opposition of the request.

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

The applicant addressed the public comment.

#### **MOTION**

**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 Commission approve the Neighborhood House Greenhouse Planned Development PLNPCM2021-00086 with the conditions listed in the staff report.**

**Commissioner Hoskins seconded the motion. Commissioners Bachman, Barry, Bell, Hoskins, Lee, and Lyon voted “Aye”. Commissioner Paredes was unable to vote due to technical difficulties. The motion passed unanimously.**

**Modifications to the Twenty Ones Design Review at approximately 2105 East 2100 South** – A request by Tom Henriod, with Rockworth Companies, for modifications to a Design Review approval for a new mixed-use development at approximately 2105 East 2100 South in the CB (Community Business) zoning district. The development includes two buildings with approximately 21,000 SF of commercial space and 109 residential units. The applicant received Design Review approval on September 23, 2020 for a building over 7,500 square feet in size and to allow 3' of additional height. Since that time, the applicant has been working through the process to receive their building permits and some changes have been made to the buildings which include: architectural details, exterior building materials, and the overall design of the North building facade. In accordance with section 21A.59.080, these types of modifications to the approved Design Review plans require approval from the Planning Commission. The subject property is located within Council District 6, represented by Dan Dugan (Staff contact: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2019-01170**

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.

Ryan Mackowiak and Serra Lakomski, applicant, was available for questions.

The commission and applicants discussed the following:

- Clarification on the gride patterns on the windows

#### **PUBLIC HEARING**

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

The Commission and Applicant discussed the following:

- Clarification on the requested changes

#### **MOTION**

**Commissioner Bell stated, Based on the analysis and findings listed in the staff memo, information presented, and the input received during the public hearing, I move that the Planning Commission approve the modifications to the Design Review approval, petition PLNPCM2019-01170, at approximately 2105 South 2100 East.**

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

**Zoning Map & Master Plan Amendment at 203, & 221 East 2100 South & 1991 South 200 East** - Chris Lee, representing CTAG, LLC and Green Haven Homes, LLC, the property owners, is requesting to amend the Central Community Master Plan future land use map and the zoning map for the properties located at 203 E 2100 S, 221 E 2100 S & 1991 S 200 E. The intent is to allow development of a mixed-use project with multi-family housing on the subject parcels. No specific site development proposal has been submitted at this time. This project requires both a Zoning Map and Master Plan Amendment.

- a. **Zoning Map Amendment** - The properties are currently zoned RMF-45 (Moderate/High Density Multi-Family Residential). The petitioner is requesting to amend the zoning map designation of the properties to FB-UN2 (Form Based Urban Neighborhood) **Case number PLNPCM2021-00029**
- b. **Master Plan Amendment** - The associated future land use map in the Central Community Master Plan currently designates the properties as "Medium High Residential". The petitioner is requesting to amend the future land use map for the parcels to "High Mixed Use". **Case number PLNPCM2021-00104**

The project is located within the RMF-45 (Moderate/High Density Multi-Family Residential District zoning district) within Council District 5, represented by Darin Mano (Staff contact: Chris Earl at (385) 386-2760 or christopher.earl@slcgov.com)

Chris Earl, 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 positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification on maximum height requirements
- Whether there are alternate zones that would allow for commercial use
- Clarification whether all buildings must commercial
- Clarification on store front design
- Clarification on the master plan and whether it needs to be updated
- Current lot coverage

Chris Lee and Aaron Haaga, applicants, provided a presentation and further detailed information.

The Commission, Staff and Applicant discussed the following:

- Clarification on whether the existing grey buildings will remain in place
- Development on corner property and whether there is a plan to consolidate the lots

## **PUBLIC HEARING**

Chairperson Scheer opened the Public Hearing;

Joseph Darger – Stated his support of the request.

Kelly Oaks – Stated her support of the request.

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

The Commission and Applicant further discussed the following:

- Whether conditions can be placed on development
- Clarification on the Northern portion of the lot

**MOTION**

**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 recommend that the City Council approve the proposed Zoning Map Amendment, file PLNPCM2021-00029, for the properties located at 203 E 2100 S, 221 E 2100 S & 1991 S 200 E from the RMF-45 Moderate/High Density Multi-Family Residential District to the FB-UN2 Form Based Urban Neighborhood District and corresponding master plan amendment under file PLNPCM2021-00104 changing the future land use map designation from Medium High Residential to High Mixed Use.**

**Commissioner Lee seconded the motion. Commissioners Bachman, Barry, Bell, Hoskins, and Lee voted “Aye”. Commissioners Lyon and Paredes voted “Nay”. The motion passed 5-2.**

**The meeting adjourned at approximately 7:05 pm.**