

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically
Wednesday, May 26, 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: Vice Chairperson, Amy Barry; Commissioners Maurine Bachman, Adrienne Bell,Carolynn Hoskins, Jon Lee, Matt Lyon, and Andres Paredes. Chairperson Brenda Scheer and Commissioner Crystal Young-Otterstrom were excused.

Planning Staff members present at the meeting were: Wayne Mills, Planning Manager; Molly Robinson, Planning Manager; Michaela Oktay, Planning Deputy Director; John Anderson, Planning Manager; Paul Nielson, Attorney; David Gellner, Principal Planner; Lex Traughber, Senior Planner; Aubrey Clark, Administrative Assistant.

APPROVAL OF THE MAY 12, 2021, MEETING MINUTES.
MOTION

Commissioner Carolyn Hoskins motioned to approve. Commissioner Jon Lee seconded the motion. Commissioners Bachman, Bell, Hoskins, Lee, Lyons, and Parades voted “aye”. Commissioner Sara Erquhart abstained. The motion passed.

REPORT OF THE CHAIR AND VICE CHAIR

Vice Chairperson Barry stated she had nothing to report.

REPORT OF THE DIRECTOR

Molly Robinson, Planning Manager, reported that the stealth tower had been postponed and will not be heard at this meeting. She reported that she is leaving the planning division.

OTHER BUSINESS

Revisions to Policies of Procedure Document - The Planning Commission will review some minor changes to the Policies of Procedures document. The document hasn't been updated since 2013. (Staff Contact: Michaela Oktay at (385) 214-5311 or michaela.oktay@slcgov.com)

Michaela Oktay, Deputy Director, stated that she has been working on revisions and would like the commission to adopt the changes on tonight's meeting.

Adrienne Bell asked about order of events and order of business and whether the Chair and Vice Chair need to report.

Paul Nielson, Attorney, explains the reason for the report of Chair and Vice Chair is a placeholder for items that need to be discussed that are not on the agenda. Code states that commission meetings cannot discuss items that are not on the agenda.

Commissioner Barry asked for a motion.

Commissioner Adriene Bell motioned to approve. Commissioner Hoskins seconded the motion. Commissioner Jon Lee seconded the motion. Commissioners Bachman, Bell, Erquhart, Hoskins, Lee, Lyons, and Parades voted “aye”. The motion passed unanimously.

PUBLIC HEARINGS

Columbus Alley Vacation at Approximately 583 and 585 N. Columbus Street - Nicholas Kanaan and James Carr are property owners and co-petitioners asking to vacate an approximately 150-foot section of platted alley to the west of their respective properties. The recorded but undeveloped alley segment runs north-south from Victory Road and abuts a total of five (5) properties. The platted alley north of this was previously vacated. The proposal is to vacate the alley and incorporate the vacant land into the neighboring properties. The total area of the proposed vacation is approximately 2750 square feet. The subject alley is located within Council District 3, represented by Chris Wharton. (Staff contact: David J. Gellner at (385) 226-3860 or david.gellner@slcgov.com) **Case number PLNPCM2020-00564**

David Gellner, Principal Planner, reviewed the proposal as outlined in the staff report. He stated that it had never been developed as an alley and was only showing on paper. He stated it meets the standard for vacation. He stated that Staff has forwarded a positive recommendation to city council.

Nicholas Kanaan, applicant, stated that the rest of the alley was already previously vacated and urges the council to approve the vacation.

Commissioner Barry opens the public hearing. Seeing that no one wished to speak she closed the public hearing.

MOTION

Maurine Bachman stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission transmit a positive recommendation to City Council in regard to the proposed Alley Vacation, file PLNPCM2020-00564. Adrienne Bell seconded the motion. Commissioner Bachman, Bell, Erquhart, Hoskins, Lee, Lyon and Paredes voted “aye”. The motion passed unanimously.

Riverbend Sports and Events Complex Bar – Conditional Use – Keven Rowe, representing Sports Complex at Riverbend, LLC, requests approval for a Conditional Use for a bar to be constructed between the two existing buildings that comprise the Riverbend Sports and Events Complex located at approximately 1075 & 1085 S. Winding River Cove. The subject property is located in Council District 2 which is currently vacant. (Staff contact: Lex Traughber at (385) 226-9056 or lex.traughber@slcgov.com). **Case number PLNPCM2020-00395**

Lex Traughber, Senior Planner, reviewed the proposal as outlined in the staff report. He stated the proposal meets the standard. Staff recommends that the Planning Commission approve the conditional use request with conditions.

Commission and Staff discuss:

- Clarification on why the proposal is considered conditional use.
- Whether children will be close by the bar.
- If there was a school close by.

Commissioner Barry opened the meeting to the applicant.

Keven Rowe, applicant, stated that his client wants to make a more viable facility. He explained that the client would like to open a bar to expand the property use. He stated they are happy to satisfy the conditions that staff recommended.

Commissioner Barry opened the public hearing portion of the meeting, Commissioner Barry, seeing that no one wished to speak, closed the public hearing.

She opened to the commission for comment.

MOTION

Matt Lyon 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 approve the request for Conditional Use for a Bar Establishment at approximately 1075 & 1085 Winding River Cove, as presented in petition PLNPCM2020-00395, with the condition listed in the staff report. Commissioner Adrienne Bell seconded the motion. Commissioners Commissioner Bachman, Bell, Hoskins, Erquhart, Lee, Lyon and Paredes voted “aye”. The motion passed unanimously.

Commissioner Barry ordered a 5-minute break.

WORK SESSION

Sugar Town/Snelgrove Ice Cream Factory – Design Review - Mark Isaac, representing Sugarhouse Village, LLC, and General Business Machines, LLC, has submitted an application for Design Review for a new mixed-use building on the two parcels located at approximately 850 & 870 E. 2100 South. The size of the structure requires Design Review approval under the CSHBD2 Zone. The subject property is located in Council District 7 represented by Amy Fowler (Staff contact: Lex Traughber at (385) 226-9056 or lex.traughber@slcgov.com) **Case number PLNPCM2021-00025**

Lex Traughber, Senior Planner, reviewed the request and stated that it is a proposed mixed use development. He stated that staff had a few issues with the project. He stated that it is very large and feels like there are some large building masses that need to be adjusted for human scale.

Commissioner Barry turned over the meeting to the applicant.

Mark Issac reviewed the property layout and proposed building façades.

Commissioner Barry opened the meeting to the Commission.

Commission, Staff and Applicant discuss:

- Engagement of the east side and 2100 south side

- Parking entrances
- Ingress and egress points
- Focal point of the building
- Master lease of art space on 2100 south
- 40 affordable micro units
- Depth perception to the east side
- The placement of the Snelgrove sign
- Mid-block walkways
- South façade on Commonwealth Ave
- The length of the project
- Rocky Mountain installations being on private property

The meeting adjourned at approximately 7:33PM.