

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically
Wednesday, July 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 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; and Commissioners Maurine Bachman, Adrienne Bell,Carolynn Hoskins, John Lee, Andres Paredes, and Sara Urquhart. Commissioner Crystal Young-Otterstrom was excused.

Planning Staff members present at the meeting were: Michaela Oktay, Deputy Planning Director; John Anderson, Planning Manager; Krissy Gilmore, Principal Planner; Lex Traughber, Senior Planner; Nannette Larsen, Principal Planner; David Gellner, Senior Planner; and Marlene Rankins, Administrative Secretary.

Discussion was made regarding considering a motion to recall petitions PLNPCM2021-00047 & PLNPCM2021-00048 at the June 23, 2021 Planning Commission meeting.

MOTION

Commissioner Paredes moved to recall the motion for PLNPCM2021-00047 and PLNPCM2021-00048.

Commissioner Lee seconded the motion. Commissioners Bachman, Barry, Lee, Paredes, Urquhart, Hoskins, and Bachman voted “Aye”.

APPROVAL OF THE JUNE 23, 2021, MEETING MINUTES.

Commissioner Bachman moved to approve the June 23, 2021 meeting minutes.

Commissioner Barry seconded the motion. Commissioners Bachman, Barry, Lee, and Paredes voted “Aye”. Commissioners Urquhart, and Hoskins abstained. The motion passed 4-0.

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 Planning Director, stated she had nothing to report.

Planned Development, Design Review, & Preliminary Subdivision at approximately 811 West 100

South - Jarod Hall, representing the property owners, is requesting approval for a new townhome development at approximately 811 W 100 S. The proposal is for two buildings, each with five single-family attached townhomes for a total of 10 dwellings. The development involves three different applications:

- a. **Design Review:** The development requires Design Review approval as the development did not receive enough points through the Transit Station Area (TSA) development review process for administrative (staff level) approval. Case number **PLNPCM2021-00424**
- b. **Planned Development:** The Planned Development is needed to address creating lots without street frontage regulations. Case number **PLNPCM2021-00425**
- c. **Preliminary Subdivision:** The development also involves a preliminary plat to create the individual new townhome lots. Case number **PLNSUB2021-00426**

The subject property is located within Council District 2, represented by Dennis Faris. (Staff contact: Krissy Gilmore at (801) 535- 7780 or kristina.gilmore@slcgov.com)

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.

Jarod Hall, applicant, was available for questions.

The Commission, Staff and Applicant discussed the following:

- Clarification on frontage window placement

PUBLIC HEARING

Chairperson Scheer opened the Public Hearing;

Tamarah Bartmess – Requested a clarification on modern design.

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

Staff address the public concerns.

The Commission and Staff discussed the following:

- Whether community council was notified of the request

MOTION

Commissioner Urquhart 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 PLNPCM2021-00424, PLNPCM2021-00425, and PLNSUB2021-00426, Folsom Row Townhomes - Planned Development, Design Review and Preliminary Subdivision with the conditions listed in the staff report.

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

Design Review - 500 Parkview Mixed-Use Development – Design Review - Jacob Shirley, Think Architecture, representing the property owner, Alexey Kotov, has submitted an application for Design Review for a mixed-use development (residential & commercial) to be located at 1320 & 1328 S. 500 East. The applicant is requesting that the Planning Commission consider modification to the "Front Yard

Setback" requirements through the Design Review process as required by City Code Section 21A.26.020(F)(1). The required Front Yard Setback in the CN Neighborhood Commercial Zone is 15'. The applicant is requesting a reduction of 11' for a 4' setback along 500 East to match the setback of adjacent structures to the north. The subject property is located within Council District 5 represented by Darin Mano. (Staff contact: Lex Traughber at (385) 226-9056 or lex.traughber@slcgov.com) **Case number PLNPCM2021-00068**

Lex Traughber, Senior 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 subject to the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Setback measurement
- Setback for the existing apartment complex
- Clarification on why there are not two entrances to the parking garage

Jacob Shirley, applicant, provided a presentation along with further details.

The Commission, Staff and Applicant discussed the following:

- Clarification on need for setback variance

PUBLIC HEARING

Chairperson Scheer opened the Public Hearing;

Ron Johnston – Stated his opposition with the setback.

Talus Peterson – Stated her concern with setback because of the need for parking.

Christopher Johnson – Stated his opposition of the request.

Carmen Trevino – Stated her opposition and raised concern with compatibility of the neighborhood.

Trish E. – Requested clarification on garage entrance.

David Vergobbi – Raised concerns with compatibility of the neighborhood and increase of traffic.

Kathleen Reavis – Raised concerns with compatibility of the neighborhood.

Rachel Stromness – Lost connection.

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

The applicant addressed the public comments. Alexey Kotov also provided further clarification.

The Commission and Staff further discussed the following:

- Clarification on the request of the applicant

The Commission made the following comments:

- I would be willing to agree to this if the project fulfilled the basics of the zone
- I like this project; I think it looks really good

- I wish there was more commercial in the project, but I do agree that we need more density in the area
- It seems to have a nice potential
- I have a problem tying this to a project that is not complete

MOTION

Commissioner Barry stated, based on the analysis and findings in the staff report that the standards for Design Review have been substantially met, testimony and the proposal presented, I move that the Planning Commission approve the request for Design Review for the reduced front yard setback of 11’ resulting in a front yard setback of 4’ along 500 East, located at approximately 1320 & 1328 South 500 East, subject to three conditions as noted in the staff report dated 7/14/2021 for PLNPCM2021-00068.

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

Michaela Oktay, Deputy Planning Director stated that the recall for petitions PLNPCM2020-00047 and PLNPCM2021-00048 requires a revote.

MOTION

Commissioner Bachman moved to recall the vote from the June 23, 2021 Planning Commission Meeting for petitions PLNPCM2020-00047, PLNPCM2021-00048.

Commissioner Lee seconded the motion. Commissioners Bachman, Barry, Lee, Paredes, Urquhart, and Hoskins voted “Aye”. Commissioner Bell recused herself. The motion passed.

The commission took a small break.

Zoning Map Amendment at approximately 1945 South 1300 East - Salt Lake City received a request from Max Chang, representing American Estate Management Corp., the property owner, to amend the zoning map for a property located at approximately 1945 South 1300 East. The proposal would rezone the entire property from RMF-35 (Moderate Density Multi-Family Residential) to RMF-45 (Moderate/High Density Multi-Family Residential). The proposed amendment to the Zoning Map is intended to accommodate a new multi-family residential development to potentially provide a total of 46 residential units. The project is located within the RMF-35 (Moderate Density Multi-Family Residential) zoning district and within Council District 7, represented by Amy Fowler. (Staff contact: Nannette Larsen at (385) 386-2761 or Nannette.larsen@slcgov.com) **Case Number: PLNPCM2020-01022**

Nannette Larsen, 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 recommendation of approval to the City Council.

The Commission and Staff discussed the following:

- Clarification on number of units allowed in zoning RMF-35
- Clarification on the application

Max Chang, applicant, provided further details.

The Commission, Staff and Applicant discussed the following:

- Clarification on location of bus stop

PUBLIC HEARING

Chairperson Scheer opened the Public Hearing;

Judi Short, Land Use Chair Sugar House Community Council – Stated this change would be in accordance with the Sugar House master plan. She asks if this is the right thing to do. We lose 26 affordable units and would like to know where those people would go. She stated she doesn't see how this benefits the community at large. She also stated she would like this petition to be denied but since it might not be, she would like to see some conditions added.

Meaghan Kelliher – Stated her opposition of the request and raised concern with compatibility of the surrounding neighborhood.

Scott Cruze – Stated his concerns that involve egress.

Mitchell Rudd, HOA President – Stated his opposition of the request.

Jeff Knight – Raised concerns regarding losing parking spaces for patients.

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

The applicant addressed the public comments.

The Commission and Staff discussed the following:

- Clarification on where the alley way ends as a private property

MOTION

Commissioner Bachman stated, I move that the Planning Commission recommend that the City Council approve the proposed zoning map amendment, as presented in PLNPCM2020-01022.

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

Design Review for the 150 S Main Street Apartments - Dwell Design Studio on behalf of Hines Acquisitions, LLC has requested Design Review approval for the 150 S Main Street Apartments to be located at approximately 144 South Main Street on the site of the currently vacant Utah Theatre, one adjacent parcel at 156 S. Main and a portion of the parcel at 136 S Main Street. The properties at 144 and 156 S Main are owned by the Redevelopment Agency of Salt Lake City while the parcel at 136 S Main is owned by Hines, the developer. All properties are located in the D-1 – Central Business District. The proposed project is for a 400-unit mixed-use residential apartment building that will include a mid-block walkway/plaza and a park amenity on the top of the parking structure in the rear. A total of 8,400 square feet of retail space will be included at the ground floor, fronting on Main Street. The proposed 31-story building will be approximately 368-feet tall with an additional 24-feet included for rooftop mechanical equipment and elevator overruns. The total height of the building will be approximately 392 feet. Mid-block buildings in excess of 100-feet tall in the D-1 zoning district may be approved through the Design Review process with Planning Commission approval. In addition, the Design Review process is also being requested to allow the residential lobby entrance to be set back 10-feet from Main Street, in excess of the requirement of a maximum of 5-feet. The subject property is located within Council District 4,

represented by Ana Valdemoros. (Staff contact: David J. Gellner at (385) 226-3860 or david.gellner@slcgov.com) **Case number PLNPCM2021-00024**

David Gellner, Senior 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 plaza area and whether there is any commercial space
- Clarification on the proposal being strictly regarding the design review and not the demolition of the Pantages Theater

Dusty Harris, applicant, and Bruce Baird, provided a presentation along with further details.

PUBLIC HEARING

Chairperson Scheer opened the Public Hearing;

Anna Coltrin – Stated her concerns with the demolition of Pantages Theater.

Darby McDonough – Stated her opposition of the request.

Donna Lyman – Stated her opposition of the request.

Jared West – Stated he would like to see the Pantages Theater incorporated into the project instead of being demolished.

Kelsey Maas – Stated her opposition of the request and urged the commission to help preserve the historic properties.

Matt Lambros – Stated his disappointment with the Pantages Theater to be demolished. He also requested that the applicant to incorporate the theater.

Morgan Pitcher – Stated his opposition of the demolition of the Pantages Theater.

Nathan Starley – Stated he would like to see the Pantages Theater be considered as an adaptive reuse.

Paul Kulda – Stated he would like to see some green space.

Robert Stefanik – Stated he would like to see the theater saved.

Sean Bynum – Stated that there is a potential to have an amazing arts district if the theater is saved.

Tamarah Bartmess – Stated her opposition of the request.

Emily Bourne – Stated she would like to have the theater preserved.

Casey McDonough – Stated his opposition of the request. He would like to see the theater preserved.

Bethany Layton – Stated she thinks preserving the theater is important to the City.

Angie Jamrose – Stated her opposition of the request and does not support the demolition of the Pantages Theater.

Alexa Williamson – Stated she is opposed of the request.

Hannah Hein – Stated she is opposed to the demolition of the Pantages Theater.

Jennifer Killpack-Knutsen – Stated her opposition of the demolition of the Pantages Theater.

Nicole Curtis – Stated her opposition of the request and opposes the demolition of the Pantages Theater.

Oscar Arvizu – Provided an email comment that was read into the record stating his opposition of the request.

Jeana Quigley – Provided an email comment that was read into the record stating her opposition of the demolition of the Pantages Theater.

Angie Starr – Provided an email comment that was read into the record stating her opposition of the demolition of the Pantages Theater.

Shane Franz – Provided an email comment that was read into the record stating his opposition of the request.

Sharon Franz – Provided an email comment that was read into the record opposing the demolition of the Pantages Theater.

Chloe Monson – Provided an email comment that was read into the record stating her opposition of the request.

Alexis Puglisi – Stated her support in preserving the Pantages Theater.

Peter Moosman – Stated his opposition of the demolition of the Pantages Theater.

Crystal Green- Stated her opposition of the demolition of the Pantages Theater.

Dawn Borchardt – Stated her opposition of the demolition of the Pantages Theater.

Ryan Sawtelle – Stated his opposition of the request.

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

The Commission and Applicant discussed the following:

- Clarification on whether the applicant can incorporate the theater to the building
- Clarification on how this building contributes to the pedestrian experience
- Clarification on public access to the park and plaza

The Commission made the following comments:

- I'm excited to have another big building in our downtown
- This isn't an issue about the demo of the theater, this is about the design of the proposal

The Commission and Applicant further discussed the following:

- Clarification on how the applicant plans to activate the mid-block walkway
- Clarification on plans for street level pedestrian interaction and how that has been addressed

MOTION

Commissioner 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 Design Review application for additional building height for the 150 South Main Street Apartments located at approximately 136, 144 & 156 S Main Street, file PLNPCM2021-00024 with the following conditions listed delegated to City staff for verification during the Building Permit review, numbers 1-4.

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

The meeting adjourned at approximately 9:51 pm.