

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

Planning Staff members present at the meeting were: Nick Norris, Planning Director; Michaela Oktay, Deputy Director; Wayne Mills, Planning Manager; Hannah Vickery, Attorney; Kelsey Lindquist, Senior Planner; Aaron Barlow, Principal Planner; Katia Pace, Principal Planner; Anna Anglin, Principal Planner.

APPROVAL OF THE JULY 14, 2021, MEETING MINUTES.

No minutes were available for approval.

REPORT OF THE CHAIR AND VICE CHAIR

Chairperson Scheer was not in attendance.
Vice Chairperson Amy Barry stated she had nothing to report.

REPORT OF THE DIRECTOR

Nick Norris says future Planning Commission meetings will likely stay virtual. He also spoke on City Council elimination Special Exceptions and that a Public Hearing will be held on that matter. He also said that the Snelgrove project is still in the Planned Development stage. He stated that the division will have 4 new Planner positions opening on September 1st. He also stated that the design review decision for the Utah Theater site has been appealed and will go through that process.

PUBLIC HEARINGS

University Ivory House Zoning Map Amendment, Planned Development & Design Review at approximately 1780 E. South Campus Drive - Ashley Hadfield, project representative for the Clark and Christine Ivory Foundation, is requesting approval to construct a multiple building student housing development located at the address listed above. The development consists of 4 buildings, 3 of which have public street frontage on Mario Cappechi Drive and South Campus Drive. Approximately 536 student housing units will be distributed among the 4 buildings. As part of this proposal, the applicant is seeking a zoning map amendment from the I (Institutional) to R-MU (Residential/Mixed Use). Additionally, planned development and design review approval is required for the proposed development.

a. Zoning Map Amendment: The associated zoning map amendment is requested to accommodate the proposed student housing development. The existing parcel is currently zoned I (Institutional) zoning, the applicant is seeking a rezone to R-MU (Residential/Mixed Use) zoning.

Case number PLNPCM2021-00313

b. Planned Development: Planned Development approval is required for buildings without public street frontage. **Case number PLNPCM2021-00314**

c. Design Review: Design Review approval is required to exceed the maximum front yard setback in the R-MU (Residential/Mixed Use) zoning district. The applicant is seeking Design Review to exceed the maximum front yard setback to preserve the existing mature landscaping along South Campus Drive and Mario Cappechi Drive. **Case number PLNPCM2021-00315**

The subject property is located within the I (Institutional) zoning district and council district 6, represented by Dan Dugan. (Staff contact: Kelsey Lindquist at (385) 226-7227 or kelsey.lindquist@slcgov.com)

Kelsey Lindquist, Senior Planner, reviewed the petition outlined in the staff report. She stated that Staff recommends that the Planning Commission forward a positive recommendation for the requested coming map amendment and approve the requested design review and planned development with the listed conditions.

Commissioner Adrienne Bell asked if the area was part of the University Master Plan and if there were plans for the area. Kelsey Lindquist replied that she believed that the University had a plan but that representatives of the University were in attendance and could answer questions about that plan.

Commissioner Amy Barry asked if there are any provision in the zoning to increase some of the landscaping on the interior. Kelsey explains there is landscaping to be added at a rate of 28.5 percent.

Applicants Ashley Hatfield and Scott Bates reviewed their petition and the reason for their request. Scott Bates stated that the proposed housing will meet two critical needs, student housing near the campus and providing scholarships for those who need it most. Ashley Hatfield stated that the site is perfect for the project. She stated they want to enhance the site and provide a secure environment. She shared the floor plan that showed two common areas. Further slides showed the individual room plans that included single living units with a private bathroom and bedroom space and with an optional kitchenette. She also outlined the security for the building as being a 3-point check entrance and on-site security.

The Commission, Staff and Applicants discuss:

- Building C and if there is a rendering from South Campus Drive, how people are accessing that building
- If there is a campus-wide master plan that identifies more areas, in addition to this area, for possible housing development

Commissioner Amy Barry opened the meeting to the Public Hearing.

Jonathan Bates with the University of Utah commented that the identified land is not owned by the university, that it is owned by the LDS church.

Lori McDonald commented that there is an increased student housing demand and welcome opportunities for more student housing.

Seeing that no one else wished to speak Commissioner Barry closed the public hearing and opened the session to the Planning Commission.

Wayne Mills address Commissioner Barry stating there is was an additional public comment.

Jonathan Bates made a comment stating that he was supportive of this plan but has a concern of the density taking up 5.9 acres of TOD prime land without meeting the current height limitation or seeking approval for additional height.

Commissioner Barry formally closed the public hearing and asked the Applicant if they would like to address Mr. Bates' concerns.

Ashley Hatfield stated that based on current need they have the option in the parking area to go denser if they need to, depending on the parking needs of the students.

MOTION

Commissioner Andres Paredes stated, Based on 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 number PLNPCM2021-00313, PLNPCM2021-00314 Planned Development, PLNPCM2021-00315 Design Review. For the property located at 1780 East South Campus Drive. Proposed zone change from I-institutional to RMU-residential Mixed Use zoning district.

Commissioner Carolynn Hoskins seconded the motion.

Kelsey Lindquist interjected that there is a condition that needs to be part of the motion that City Council will approve the Rezone. The Planned Development and Design Review are contingent upon that approval.

Commissioner Barry clarified that motions need to be made for each petition number.

Commissioner Paredes 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 number PLNPCM2021-00313, for the property located at 1780 E. South Campus Drive, proposed zone change from I (Institutional) to R-MU (Residential Mixed Use) zoning district.

Commissioner Carolynn Hoskins seconded the motion. Commissioners Urquhart, Bell, Bachman, Lee, Hoskins, and Paredes voted "aye". The motion passed unanimously.

Commissioner Andres Paredes stated, Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission approve the requested Planned Development, file number PLNPCM2021-00314, for a principal building without street frontage, located at approximately 1780 E. South Campus Drive. 1. That the City Council approve the requested zoning map amendment from I (Institutional) to R-MU (Residential Mixed-Use).

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

Commissioner Andres Paredes stated, Based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission approve the requested Design Review, file number PLNPCM2021-00315, for an increased front yard setback for the property located at approximately 1780 E. South Campus Drive with the following condition: 2. The applicant continues to work with Urban Forestry to ensure the appropriate tree preservation measures are taken along Mario Cappechi Drive and South Campus Drive. 3. That the City Council approve the requested zoning map amendment from I (Institutional) to R-MU (Residential Mixed-Use).

Commissioner Carolynn Hoskins seconded the motion. Commissioner Bachman, Urquhart, Paredes, Bell, Hoskins and Lee voted “aye”. The motion passed unanimously.

Azure Place Planned Development & Preliminary Subdivision at Approximately 637, 641, 645 North 300 West & 642 North Pugsley Street - Paul Garbett, of Garbett Homes, is requesting approval for a new residential development at 637, 641, 645 N 300 West & 642 N Pugsley Street. The request is to consolidate four parcels and subdivide the property to create 38 residential three-story townhomes. The proposed project is subject to the following applications:

- a. Planned Development – The Planned Development approval is needed to address the lack of street frontage. **Case number PLNPCM2021-00248**
- b. Preliminary Subdivision - A preliminary plat is necessary to consolidate the existing four parcels and create individual new lots. **Case number PLNSUB2021-00242**

The subject property is currently zoned MU (Mixed Use) and is located in council district 3, represented by Chris Wharton. (Staff contact: Katia Pace at (385) 226-8499 or katia.pace@slcgov.com)

Katia Pace, Principal Planner, outlined the petition as outlined in the staff report. She stated that Staff recommends to approve the project with the conditions listed in the staff report. She also stated there is an additional condition requested by the property owner that shares Celeste Sky Lane. They are requesting: 1) the execution and recording of a new easement on the south shared driveway, together with provision of title insurance.

The Commission and Staff discussed:

- Pugsley street

The Applicant, Paul Garbett, presented his petition describing the aspects of their high-performance homes. He also covered landscaping. He stated there would be 37 homes in the area.

The Commissioners, Staff and Applicant discussed:

- The current easement and why it needed to be negotiated
- The requirement for title insurance
- Pugsley street needing repairs
- The 300 west side needing something to delineate the entrance to make it feel more like an entrance on the pedestrian level

Commissioner Barry opened to the public hearing.

David Scheer, chair of the Community Council, said they want the housing but says Pugsley Street is a problem. He stated that Pugsley may have been a public street and that it does not meet the requirements as a fire access as it needs considerable repair.

Brian Hutchinson would like a formal transportation circulation plan that involves only 300 West with Pugsley being for emergencies only.

Gretta Spendlove, Attorney for Richard and Mary Carmen who are owners to the south of the project, spoke on the easement agreement and wants that as a condition to approval of the Plat.

Jeff Carlton is in support of the project.

Jeremy Harris is in support of the project.

Richard Carmen stated that Pugsley is a public street.

Commissioner Barry closed the Public Hearing.

The Commission and Applicant discuss:

- Agreeing to record the Plat
- Wanting upgrades made to Pugsley

Director Nick Norris asked for clarification on where the southern road curves, stating that it looks like it is outside of the area of the easement, but it also looks like it leaves the subject property. He wanted to make sure that is addressed on the record to make sure that Commission is not approving some access road on someone's property that isn't subject to some other legal agreement. Mr. Garbett clarified that it is part of the easement agreement on Richard Carmen's property.

MOTION

Commissioner Adrienne 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 Planning Commission approve PLNPCM2021-00248, PLNSUB2021-00242, Azure Place Planned Development and Preliminary Subdivision with the conditions listed in the staff report. As well as with the following conditions: 1. The Applicant is required to upgrade Pugsley Street by fixing existing potholes and creating a level paved surface along the stretch of Pugsley Street. 2. The Applicant is required to record an access easement along the southern boundary of the property covering all areas shown on the site plan where we see encroachments on the adjacent property and the easement is to be recorded along with the recording of the Plat.

Commissioner John Lee seconded the motion.

Attorney Hannah Vickery interjected that as regards to the condition to make improvements to Pugsley Street that it could also be allowed the posting for an adequate public infrastructure surety whether it be in a bond or whatever form the city allows so that the subdivision can be recorded prior to the improvements being made.

Commissioner Bell stated that she is fine with that condition. She stated, such that the improvements could be made following the recording of the Plat.

Commissioner John Lee stated that he will still second that motion. Commissioners Hoskins, Lee, Urquhart, Bachman, Paredes and Bell voted “aye”. The motion passed unanimously.

Kensington Avenue Alley Vacation - Steven Black, property owner at approximately 1236 East Kensington Avenue, representing the property owners of the adjacent parcels, is requesting to vacate the 11-foot wide alley within the 1200 block of East Kensington and Bryan Avenues that runs east to west from 1300 East to the McClelland Trail (Jordan & Salt Lake City Canal). The intent of the request is to incorporate the unused alley into the adjacent properties. The subject alley is located in Council District 5, represented by Darin Mano. (Staff contact: Aaron Barlow at (385) 386-2764 or aaron.barlow@slcgov.com) **Case number PLNPCM2021-00413**

Principal Planner Aaron Barlow reviewed the petition as outlined in the staff report. He stated that nearby trail is not part of the request. He stated that Staff recommends approval for this request with a condition that a utility easement is established in place of the existing public alley right of way to accommodate power lines that run through there currently.

Petitioner Steven Black outlined his petition.

Commissioner Barry asked for clarification on an easement for the property at 1542 and 1300 east.

Commissioner Barry opened the public hearing.

Judi Short was unmuted but stated that she did not wish to comment on this matter. She then states that she thinks they are in favor of it.

Commissioner Barry closed the public hearing.

MOTION

Commissioner Carolynn Hoskins stated, Based on the findings and analysis in the staff report, the policy considerations for alley vacation, and the input received, I move that the Planning Commission forward a positive recommendation to the City Council for the alley vacation proposed in PLNPCM2021-00413 with the condition listed in the staff report.

Commissioner Maurine Bachman seconded the motion. Commissioners Paredes, Lee, Hoskins, Bell, and Bachman voted “aye”. Commissioner Sara Urquhart voted “no”. With 5 “aye” and 1 “no” the motion passed.

Conditional Use West Coast Towing Impound Lot at approximately 1050 South 500 West – Heather Leyvay, representing West Coast Towing, is requesting Conditional Use approval to allow a licensed impound lot on the property located at the address listed above. The subject

property is zoned CC (Corridor Commercial) and is located in Council District 2, represented by Dennis Faris. (Staff contact: Anna Anglin at 385-272-2879 or anna.anglin@slcgov.com) **Case number PLNPCM2021-00540**

Principal Planner Anna Anglin reviewed the petition as outlined in the staff report. She stated that Staff recommends approval based on the conditions listed by ordinance.

Applicant Heather Leyva stated the reason for the request.

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

Wayne Mills, Planning Manager, stated that he wished to make a point of clarification on the conditions. With condition number one about the hard surfacing, he stated that the hard surfacing is an ordinance requirement but there is a process the applicant can go through to get an exception to that ordinance requirement. He stated that the Commission may want to consider excluding that condition from the motion because leaving in the motion may prevent them from being able to apply for that exception.

MOTION

Commissioner Adrienne Bell stated, Based on the information in the staff report and the testimony provided, I approve the requested Conditional Use application PLNPCM2021-00540 subject to the conditions listed in the staff report: 1. Landscaping must be provided in the park strip and 10-foot front yard setback. 2. The existing fence must be moved back at least 10 feet to accommodate the required front yard setback, landscaping, and site distance triangle.

Commissioner John Lee seconded the motion. Commissioners Hoskins, Paredes, Urquhart, Bachman, Bell and Lee voted "aye". The motion passed unanimously.

The meeting adjourned at approximately 7:45pm.