

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically
Wednesday, October 13, 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, Amy Barry; Vice Chairperson Maurine Bachman; Commissioners Adrienne Bell, Mike Christensen, Andra Ghent, Brenda Scheer and Sara Urquhart. Commissioners Aimee Burrows and Jon Lee were excused.

Planning Staff members present at the meeting were: John Anderson, Planning Manager; Amy Thompson, Planning Manager; Paul Nielson, Attorney; Kelsey Lindquist, Planning Manager; Lex Traugher, Senior Planner; Brooke Olson, Principal Planner; Nannette Larsen, Senior Planner; Daniel Echeverria, Senior Planner; Sara Javoronok, Senior Planner, and Marlene Rankins, Administrative Secretary.

APPROVAL OF THE SEPTEMBER 22, 2021, MEETING MINUTES.

MOTION

Commissioner Bachman moved to approve the September 22, 2021 meeting minutes.

Commissioner Scheer seconded the motion. Commissioners unanimously approved the minutes.

REPORT OF THE CHAIR AND VICE CHAIR

Chairperson Barry informed the Commission and public that she will try her best to keep things moving along as this is a long agenda. Asked the public to be succinct but we are dedicated to giving the public their time.

Vice Chairperson Bachman stated she had nothing to report.

REPORT OF THE DIRECTOR

John Anderson, Planning Manager, informed the Commission of Crystal Young-Otterstrom's resignation effective Sept. 30th, 2021 and welcomed Andra Ghent.

Union Pacific Hotel Time Extension Request - Shannon Heringer, project representative, is requesting a one-year time extension for the Union Pacific Hotel Planned Development and Conditional Building and Site Design Review, located at 2 S. 400 West. The applicant has indicated that additional time is needed to finalize the building permit submittal. The Planned Development and Conditional Building and Site Design Review was approved by the Planning Commission on November 14, 2018 for an 8-story, 225-room hotel to be located on the west side of the existing Union Pacific Railroad Station. All new construction in the Gateway Mixed Use zoning district must be reviewed as a planned development. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Kelsey Lindquist at (385) 226-7227 or kelsey.lindquist@slcgov.com) **PLNSUB2018-00618 & PLNSUB2018-00317**

The Commission and Staff discussed the following:

- Clarification on whether this is a repeated request. This was the second.

- Clarification on number of times an applicant is allowed to request time extensions, which is every 12 months an extension can be requested.

MOTION

Commissioner Bell stated, based on the information provided by the applicant, I move that the Planning Commission grant a one-year time extension for petitions PLNSUB2018-00617 and PLNSUB2018-00618 subject to compliance with the conditions of approval stated in the original Record of Decision Letter dated November 14, 2018.

Commissioner Scheer seconded the motion. Ghent, Bachman, Christensen, Scheer, Urquhart, Bell. Item passed unanimously.

Sugar Town/Snelgrove Ice Cream Factory Design Review at approximately 850 & 870 East 2100

South – Mark Isaac, representing Sugarhouse Village, LLC, and General Business Machines, LLC, has submitted an application for Design Review for a new mixed-use project (residential and commercial) on the two parcels located at approximately 850 & 870 East 2100 South. The size of the project requires Design Review approval under the CSHBD2 Zone. The subject property is located within 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 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.

Alex Stoddard, and Mark Isaac, applicants, provided a presentation showing previous and current design renderings as well along with further information pertaining to the Commonwealth façade. That façade now is like three distinctive designs, breaking up the building. Discussed difficulties with the long block and loading docks that will be used by the DABC. Benefits to that is that vehicular circulation has improved. Reduced the scale of the 800 E side of the building.

No other questions at this time from the commission.

PUBLIC HEARING

Chairperson Barry opened the Public Hearing;

Submitted a public comment via email stating support of the request. John Anderson read the email into the record.

Judi Short, Vice Chair of the Sugarhouse Community Council and Land Use Chairperson; Need a liquor store. 800th E side slightly bare, see if you can make it better. Stated the Community Council in general are pleased with this project. Sidewalks are wider which is a positive. Encouraged project approval.

Elizabeth Brennan – Stated her support of the request but raised concerns with the added traffic.

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

The Applicant addressed the public comments. Alex Stoddard stated they are proud of the area and the community. They are trying to advance the area and sensitive to the traffic. Should fit in well with the streetscape. There is actually an artesian well in the area, trying to be mindful of the history of the area.

Commissioner Scheer had a question about the parking for the liquor store. The applicant explained that the DABC main vehicular entrance will be off 2100 S, proud of the layout. Store will be open until 11PM, they will be retail user stalls. He also explained that there will be 24 hour security watching the area to prevent loitering.

Commissioner Bell thanked the applicant for their outreach to the community and responsiveness to their previous comments.

MOTION

Commissioner Urquhart 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 located at approximately 850 & 870 E. 2100 South for a new mixed-use (residential & commercial) project subject to two conditions as noted in the staff report dated 10/13/2021.

Commissioner Bell seconded the motion. Commissioners Bachman, Bell, Christensen, Ghent, Scheer, and Urquhart voted “Aye”. The motion passed unanimously.

Planned Development at approximately 144 South 500 East - 144 South Apartments LLC is requesting Planned Development approval to construct a new mixed use, six story, 110-unit apartment building located at approximately 144 S 500 E. Of the 110-units proposed at least 20% will be affordable units, set aside for renters at 50% of the area median income. The property is in the R-MU zoning district. Through the Planned Development process, the applicant is requesting the following modifications: 1) the outdoor rooftop garden areas be included in the open space area requirements, 2) the project be allowed to exceed maximum parking allowance, 3) parking lot perimeter landscaping be removed as a requirement, and 4) allowance to exceed rear yard coverage requirements to maintain a carport along the west boundary of the property. The subject property is located within Council District 4, represented by Analia Valdemoros. (Staff contact: Brooke Olson at (385) 707-6770 or brooke.olson@slcgov.com)

Case number PLNPCM2021-00698

Brooke Olson, 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.

Peter Corroon, applicant, was available for questions and stated that they feel the project fits into the neighborhood as proposed. Discussed the variety of heights on the block and affordable housing units in the project. Discussed shared parking and retail components as well as the landscaping consistent with the neighborhood.

The Commission, Staff and Applicant discussed the following:

- Whether the financing has already been secured? They are still in the process of finalizing.
- Clarification on what type HUD financing the applicant is seeking, 40 year amortization period.
- Size of the affordable units will be studios and one bedrooms.
- Clarification on whether the parking number would remain the same if financing was not available, they don't plan to pull the plans that are in building services right now for review. If they sold it, another person would have to come in for the process.

- The possibility of removing the fence and adding landscaping? If removing landscaping doesn't lose parking spots, the applicant is open to that. They do want a fence on the side where the neighboring property is 10 feet higher than their property.
- Is there a midblock walkway? There is a midblock walkway between the two properties.

PUBLIC HEARING

Chairperson Barry opened the Public Hearing;

Kelsey Maas – Raised concerns with landscaping and wanting more green space. Is there a way to have more affordable housing for families?

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

The applicant addressed the public concerns. Mr. Carroon, they will have landscaping and he clarified where the fence will be and parking will be behind the building.

MOTION

Commissioner Scheer stated, based on the findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Planned Development petition (PLNPCM2021-00698) as proposed, subject to complying with the conditions listed in the staff report.

Commissioner Bell provided a friendly amendment to remove the fence and provide landscaping. It was accepted by Commissioner Scheer.

Commissioner Christensen seconded the motion with the friendly amendment.

Christensen, Scheer, Urquhart, Ghent, Bell, and Bachman voted “Aye”. Commissioner Paredes abstained from voting. The motion passed unanimously.

Neighborhood Industry Parking Structure at approximately 439 West 600 South - Salt Lake City received a request from Jesse Dean with Q Factor, representing the property owner, for a Planned Development and Design Review approval to build a parking structure located at approximately 439 West 600 South. The parking structure would accommodate commercial space and 976 stalls to serve adjacent existing and future uses. The applicant is requesting Planned Development for a reduction in the minimum lot width requirement along 700 S, and a reduction in the front and rear yard setback. A Design Review is also requested to increase the allowable building height from 60 feet to 90 feet. The site 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 PLNPCM2020-00167 & PLNPCM2020-00168**

Nannette Larsen, 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.

The Commission and Staff discussed the following:

- Clarification on the permitted use of a parking garage in the CG
- Staff reports should show surrounding areas. Is the parking garage premature? Clarification from staff that they do have a building there.

Jesse Dean and Jason Winkler, applicants, provided further information.

Jason Winkler discussed Q Factor. The garage will serve a number of buildings including industry. Their first phase is slightly occupied. They estimate 1,000-1,200 people working there when everything is constructed based on a similar development in Denver. There will also be two apartment buildings there that will share the parking garage. They also believe neighboring projects will also be users of the parking structure.

Jesse Dean there will be a workforce housing project that will share an elevator and the parking. Excited about the midblock walkway.

The Commission, Staff and Applicant discussed the following:

- Discussed “workforce housing” term. So many loaded terms, applicant appreciated Commissioner Ghent’s clarification.
- Discussed walkway. Master Plan midblock walkway and clarified this was East West walkway and sidewalk along Elder Court. Usability of the walkway, crosswalks, they have a plan that shows a walkway and landscaping and it will be approved as such. Applicant clarified plans and that it will work for vehicular and pedestrian traffic, trying to enact the Master Plan. They are adding a walkway to the east on a property they don’t own, hopefully but it isn’t in their control.
- The walkway is an obligation north of the proposed garage only, not on neighboring land.

PUBLIC HEARING

Chairperson Barry opened the Public Hearing;

Michael Fife – Plans progressing the same as it was presented two years ago. Great project.

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

Commissioner Scheer still concerned that there is no context or master plan by the applicant. Auto oriented systems still being reinforced. Area seems active currently, even during covid.

Commissioner Bell said area is challenged. We don’t know when transit will reach this area, think we should support growth in this area of town.

Commissioner Ghent, her inclination is to side with staff. John Anderson clarified that they could build it by right and they are talking about 3 feet.

MOTION

Commissioner Urquhart stated, based on the information in the staff report I move that the Planning Commission approve the Design Review and Planned Development, as presented in petition PLNPCM2020-00168 & PLNPCM2020-00167 with the following conditions:

- 1. A preliminary subdivision is approved and recorded with the County prior to the issuance of the building permit.**
- 2. A walkway be included from the subject site and the property to the east along the north façade of the proposed building.**
- 3. Off-site parking, shared parking, and leased parking agreements shall meet the parking requirements for the various future projects.**

Commissioner Bachman seconded the motion. Commissioners Christensen, Ghent, Paredes, Urquhart (excited to see this project), Bell and Bachman voted “Aye”. Commissioner Scheer

voted “Nay”, she would have liked to see more diversification of the project. The motion passed 6-1.

Gabbott’s Row Planned Development at approximately 1448 & 1470 S Main Street - Corey Middleton, representing the property owners William Whipple and George Venizelos, is requesting Planned Development approval of a new townhome style development at approximately 1448 and 1470 S Main Street. The proposal is for two 3-story buildings containing 40 residential dwelling units. The property is in the Corridor Commercial (CC) zoning district. The Planned Development process is required as the applicant is requesting to modify the front and corner side yard setback requirements of the zone, as well as a vehicle gate setback. The applicant is also requesting an additional 5' of building height allowed by the Planned Development process, in order to accommodate rooftop decks on the Main Street facing units. The property is located within Council District 5, represented by Darin Mano (Staff Contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com) **Case number PLNPCM2021-00524**

Daniel Echeverria, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approval of the request with the conditions listed in the staff report.

Corey Middleton and James Alfandre, applicants, open for questions provided further information. These are missing middle housing types. Creating more affordability. In order to get the units they need to be a little longer, that is the need for the reduced setback and they wanted to enhance the building design and have more eyes on the street, thus the proposed rooftop deck.

The Commission, Staff and Applicant discussed the following:

- Clarification on the front of the building which is Main Street.
- Clarification on the green grass in the rendering. They show some turf grass but they are using other landscaping types.
- They are putting power lines underground and improving that alley.
- South part of plans is fire access and open space for residents, BBQ pits, gathering space, etc.

PUBLIC HEARING

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

Commissioner Scheer likes the project and replacing a terrible use is great. Discussing setbacks on Main, we shouldn’t ignore setbacks that characterize streets. We need to always be cognizant of setbacks. Commissioner Barry likes this project a lot a lot of small details.

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 Planning Commission approve the request PLNPCM2021-00524 Gabbott’s Row Planned Development with the conditions listed in the staff report.

Commissioner Bachman seconded the motion. Commissioner Christensen, Paredes, Urquhart, Ghent, Bachman, Bell, and Scheer voted “Aye”. The motion passed unanimously.

The Commission took a 5 minute break.

The Huxley Planned Development & Design Review at approximately 74, 64, & 52 South 600 West & 618 West 100 South - Ryan Mackowiak with Aeurbia, project representative, is requesting Planned Development and Design Review approval for a new multi-family development located at 74, 64, and 52 S. 600 W and 618 W. 100 S. The proposal is for a 212-unit apartment building on a 1.10-acre site. The Design Review is requested for additional height of approximately 10' and a modification to the percentage of durable materials. The subject properties are located within the G-MU (Gateway Mixed-Use) zoning district, which required Planned Development approval for all new principal buildings. The properties are located within Council District 4, represented by Ana Valdemoros (Staff contact: Kelsey Lindquist at (385) 226-7227 or kelsey.lindquist@slcgov.com) **Case numbers PLNPCM2021-00071 & PLNPCM2021-00651**

Kelsey Lindquist, Planning Manager, 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.

Ryan Mackowiak and Jason Miller, applicants, provided further information about the project. They think their project will improve the area.

The Commission, Staff and Applicant discussed the following:

- Clarification on why there's a focus on 1 & 2 bedroom units, addressing workforce families.
- Freddie Mac reports are public and as an FYI. Growth shows trends on larger units.
- Discussed standards but thousands of units are to be approved tonight. It is OK to discuss things that may be listened to by the development community, it is important information, such as unit mixes and trends.

Kelsey Lindquist, Planning Manager, discussed the western property and neighbor. RDA owns that property, not a permanent use. We are more flexible on interior facades knowing that neighboring lots will be developed in the future.

PUBLIC HEARING

Chairperson Barry opened the Public Hearing;

Kelsey Maas – Raised concern with the need of the extra height and parking, historic area. It would be interesting if there were carbon studies to really show the cost of development in the area.

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

The applicant addressed the public concern. Not a huge ask, 10 feet, extra height is limited to 5 feet, parking is a balance between requirements and demographics of the users. People still want to have a car. A lot of old style brick on the building.

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 approve the requested Planned Development and Design Review, file numbers PLNPCM2021-00071 and PLNPCM2021-00651, for a new multi-family building located at 74, 64, and 52 S. 600 W. and 618 W. 100 S.

1. The applicant work with the Salt Lake City Art Board on an acceptable public art piece.
2. Final approval of details for site signage, development and site lighting, off-street loading, street lighting and street scape details be delegated to Planning Staff.
3. Lot consolidation be submitted and approved by Planning Staff.

Commissioner Urquhart seconded the motion. Commissioners Bachman, Bell, Christensen, Ghent, Paredes, Scheer, and Urquhart voted “Aye”. The motion passed unanimously.

Bumper House Design Review & Planned Development at approximately 1050 S Washington Street – George Hauser with SMH Builders, representing the property owner, is requesting Design Review and Planned Development approval to build a 287-unit multifamily residential building on the properties located at approximately 1050 S Washington Street. Specifically, the applicant is requesting an increase in the allowable building height from 60 feet to 79 feet through the Design Review and balcony encroachments into the required front and rear yard through the Planned Development. The site is located within Council District 5, represented by Darin Mano (Staff contact: Nannette Larsen at (385) 386-2761 or nannette.larsen@slcgov.com) **Case number PLNPCM2021-00168 & PLNPCM2021-00169** – approximate 7:50 pm (20 min.)

Nannette Larsen, 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.

George Hauser, applicant explained that it was a Brownfield site. Challenges is dealing with the future Trax extension. Washington dead ends here. ROW will be similar to Sugarhouse, will have a trail and people coming down S Washington will be able to move through this ROW. Hopes that sites south of them will be improved. Public Alley is the walkway. Mr. Hauser provided a presentation along with further project details.

The Commission and Staff discussed the following:

- Clarification on need for height? Applicant said it was a big area and can handle the height.
- How the project will transform the neighborhood.
- Concerns about the number of units that are 1-2 bedroom units. Aging in place and millennial trends discussed.
- Tucked some residential units on the ground floor in addition to commercial spaces.

PUBLIC HEARING

Chairperson Barry opened the Public Hearing;

Kelsey Maas – Raised concern with the additional height request, understands it is one story. When you are coming off the interstate ramp, concerns about it being high. See larger apartments get more height requirements due to historic buildings around. Questioned so many studios here and in SLC.

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

MOTION

Commissioner Bell stated, based on the information in the staff report and the testimony presented, I move that the Planning Commission approve the Design Review and Planned

Development, as presented in petition PLNPCM2021-00168 & PLNPCM2021-00169 with the following conditions:

1. A lot consolidation is approved and recorded with the County prior to the issuance of the building permit.
2. Street trees will be provided at a rate of 1 tree per 30' of frontage along all property lines bordering a public right-of-way.
3. A separate review is required for the proposed transformer located in the front yard area of the development.

Commissioner Christensen seconded the motion. Commissioners Bachman, Paredes, Urquhart, Scheer, Bell, and Christensen voted "Aye". Commissioner Ghent abstained from voting. The motion passed 6 ayes and one abstention.

The June Design Review at approximately 636 South 300 West - Jason Malaska of C.W. Urban is seeking Design Review approval to redevelop the property at approximately 624 and 636 South 300 West with a 102-unit, 7 story apartment building with a building height of 85 feet. The applicant is requesting Design Review approval by the Planning Commission to allow for building height greater than 65 feet. The property is in the D-2 zoning district. The subject property is within Council District 4 represented by Analia Valdemoros. (Staff contact: Sara Javoronok at (385) 226-4448 or sara.javoronok@slcgov.com) **Case number PLNPCM2021-00503**

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.

Nick Meister and Jason Malaska, applicants, discussed the project details further. Gave kudos to staff, great working with Sara. Described the urban vibe of their building. Storefront panels will show ambient light in the evening. Full masonry brick will be used and other high quality materials. Extra height relates to allowing more height to larger units on the top of the building.

The Commission, Staff and Applicant discussed the following:

- Need for co-work space in these developments. Discussed unit mix.

PUBLIC HEARING

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

MOTION

Commissioner Scheer stated, based on the findings listed in the Staff Report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Design Review (Petition PLNPCM2021-00503) for a building height of 85' subject to the following conditions:

1. Final approval of the details for site signage, development and site lighting, street lighting, streetscape details and sidewalk paving to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Plan.
2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

3. The involved lots shall be consolidated through the Lot Consolidation process as per Chapter 20.32 of the Subdivisions and Condominiums ordinance.

Commissioner Christensen seconded the motion. Commissioners Bell, Paredes, Urquhart, Bachman, Christensen, and Scheer voted “Aye”. Commissioner Ghent abstained from voting. The motion passed with 6 ayes and one abstention.

Bar Establishment Conditional Use at approximately 1508 South 1500 East - Scott Evans, the tenant of the subject property, is requesting Conditional Use approval for a bar establishment located at 1508 S 1500 East in the CN (Neighborhood Commercial) zoning district. The applicant intends to use the property for a wine bar and workspace. The property is located within Council District 6, represented by Dan Dugan. (Staff contact: Amy Thompson at (385) 226-9001 or amy.thompson@slcgov.com) **Case Number: PLNPCM2021-00682**

Amy Thompson, Planning Manager, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approval of the request with the conditions listed in the staff report.

Scott Evans and Angela Dean, applicants, provided further information and background of his neighborhood and businesses in 15th and 15th.

PUBLIC HEARING

Chairperson Barry opened the Public Hearing;

Jon & Tanya Liddle – Provided an email comment supporting the request, Amy Thompson read it into the record.

Elizabeth Brennan – Provided an email comment supporting the request, John Anderson read it into the record.

Seeing no one else wished to comment; Chairperson Barry closed the Public Hearing.

MOTION

Commissioner Christensen stated, based on the discussion, analysis and findings in the staff report, and the input received during the public hearing, I move the Planning Commission approve the Conditional Use for the bar establishment at 1508 S 1500 East, petition PLNPCM2021-00682, with the following condition of approval:

- 1. The applicant shall record a copy of the approved Security and Operations Plan with the Salt Lake City Recorder’s office as required for alcohol related uses.**

Commissioner Bell seconded the motion. Commissioners Ghent, Paredes, Bachman, Christensen, Bell, Urquhart and Scheer voted “Aye”. The motion passed unanimously.

Modification to the Kensington Tower Design Review at approximately 89 East 200 South – A request by Emir Tursic for approval of modifications to an earlier Design Review approval to develop a 40 story, 488-foot-tall mixed-use structure which includes 376 residential units and 1,600 square feet of retail space. The applicant received Design Review approval from the Planning Commission on November 13, 2019. Since that time, the applicants have modified their design to include changes to

approved exterior building materials and corner and front yard setbacks. In accordance with section 21A.59.080, these types of modifications to the approved Design Review plans require approval from the Planning Commission. The project is location within Council District 4, represented by Ana Valdemoros (Staff contact: John Anderson at (385) 226-6479 or john.anderson@slcgov.com) **Case number PLNPCM2019-00786**

John Anderson, Planning Manager, 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.

Chair Barry asked Mr. Anderson about a green part of the renderings and if that was included in the request? It is not, just there to show how the project will tie into others later.

Emir Tursic and Stephen Brown, applicants, provided a presentation along with further details.

The Commission, Staff and Applicant discussed the following:

- Clarification on what GFRC stands for, which is glass reinforced fiber cement. Common panel material in buildings such as this one.

PUBLIC HEARING

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

MOTION

Commissioner Scheer 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 modifications to the previously approved design for Kensington Tower located at approximately 89 E. 200 S., Design Review petition PLNPCM2019-00786 as proposed.

Commissioner Christensen seconded the motion. Commissioners Paredes, Christensen, Urquhart, Bachman, Bell, Ghent, and Scheer voted “Aye”. The motion passed unanimously.

The meeting adjourned at approximately 9:22 pm.