

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**This meeting was held electronically**  
**Wednesday, November 10, 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, Brenda Scheer, Jon Lee, Andres Paredes, Mike Christensen, Sara Urquhart, and Aimee Burrows. Commissioner Andra Ghent was excused.

Planning Staff members present at the meeting were: Nick Norris, Director; Amy Thompson, Planning Manager; Hannah Vickery, Attorney; Kristina Gilmore, Senior Planner; Caitlyn Tubbs, Principal Planner; Aubrey Clark, Administrative Secretary.

Chairperson Amy Barry read the virtual meeting determination.

**APPROVAL OF THE OCTOBER 27, 2021 MEETING MINUTES & CONSENT AGENDA**

**Extension Request for 800 South & State Street Design Review** - Aabir Malik, Colmena Group, has submitted a letter to request a one-year extension for the 800 South & State Street project that was approved by the Planning Commission on 10/14/2020. The approval was for a mixed-use development with 360 residential units and commercial/retail space located at approximately 754 South State Street. The subject property is zoned D-2 (Downtown Support District) and is located in Council District 4 represented by Ana Valdemoros. (Staff contact: Nannette Larsen at 801-535-7645 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com)) **Case number PLNPCM2020-00439**

**Extension Request for Kozo House Apartments** - Bryce Baker, on behalf of the property owner, has submitted a letter to request a one-year extension for the Kozo House Apartments project that was approved by the Planning Commission on 12/2/2020. The approval was for a mixed-use development with 319 residential units and commercial/retail space located at approximately 175 North 600 West. The subject property is zoned TSA-UC-T and is located in Council District 3 represented by Chris Wharton. (Staff contact: Caitlyn Tubbs at 801-535-7706 or [caitlyn.tubbs@slcgov.com](mailto:caitlyn.tubbs@slcgov.com).) **Case number PLNPCM2020-00258**

**Extension Request for Bishop Place Planned Development and Subdivision** - Paul Garbett, Garbett Homes, has submitted a letter to request a one year extension for the Bishop Place project that was approved by the Planning Commission on 12/9/2020. The approval granted was for a single-family attached residential development of twenty-four (24) dwelling units located at approximately 432 N. 300 West (Bishop Place – a private street). The subject property is zoned SR-3 (Special Development Pattern Residential District) and is located in Council District 3

represented by Chris Wharton (Staff contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case numbers PLNSUB2019-01159 & PLNSUB2019-01160**

## **MOTION**

**Commissioner Sara Urquhart motioned to approve. Commissioner Brenda Scheer seconded the motion. Commissioners Maurine Bachman, Adrienne Bell, Mike Christensen, Andres Paredes, Aimee Burrows, Brenda Scheer, Jon Lee, and Sara Urquhart voted “yes”. The motion passed.**

## **REPORT OF THE CHAIR AND VICE CHAIR**

Chair Amy Barry stated that she had nothing to report.  
Vice-Chair Maurine Bachman stated that she had nothing to report.

## **REPORT OF THE DIRECTOR**

Director Nick Norris reviewed the newly adopted code changes regarding the Special Exception process. He also noted that there will be new staff joining the Planning Division. He let the Commission know that there will be new staff in the Planning Division. He let the commission know that Joel Patterson will be retiring at the end of the year. He also announced that one of the development review planners would also be retiring. He disclosed that Commissioner Sara Urquhart has rendered her resignation effective December 31, 2021.

Commissioner Sara Urquhart announced her resignation from the commission at the end of the year.

## **PUBLIC HEARINGS**

**TAG Townhomes Planned Development at Approximately 765 North 400 West** - Jordan Atkin, representing TAG SLC, the property owner, is requesting Planned Development approval to build 28 new townhomes on the property located at the address listed above. The proposed project will consist of 4 new buildings each with 7 townhome units. Through the Planned Development process, the applicant is requesting approval of new lots without street frontage. The project is located within the MU (Mixed Use) zoning district and is within Council District 3, represented by Chris Warton. (Staff contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2021-00545**

Senior Planner, Kristina Gilmore, reviewed the petition as outlined in the staff report. She stated that Staff is recommending approval with the conditions listed in the staff report. She stated that Staff did not receive comments from the community council. She did state that there were two comments from the public and they are included in the staff report.

Commissioner Aimee Burrows asked if the current lot would be divided into 28 lots. Staff clarified that the 2 lots would be consolidated then subdivided where the 28 townhomes would be built.

The applicant, Jordan Atkin, stated that they started on the project in November of 2019 and after discussing it with the neighbors they decided to move forward with for-sale townhomes.

Amy Barry asked where the new open space was added to the applicant's new landscape plan. The applicant stated that it is right at the front along 400 West.

## **PUBLIC HEARING**

Chairperson Amy Barry opened the public hearing. Seeing that no one wished to speak she closed the public hearing.

## **EXECUTIVE SESSION**

Commissioner Brenda Scheer asked where the applicant was with the environmental review. The applicant stated that they have a clean phase one study.

Commissioner Scheer stated that she viewed the site today and that there is a lot of development happening in the area.

## **MOTION**

**Commissioner Brenda Scheer 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 petition PLNPCM2021- 00545 with the conditions listed in the staff report. Conditions for reference: 1. Final Building Permit plans shall include 20% open space as required per 21A.32.130. 2. Applicant shall submit a cost estimate and associated documentation assuring shared infrastructure maintenance in compliance with 21A.55.110 with the final plat application.**

**Commissioner Mike Christensen seconded the motion. Commissioners Jon Lee, Andres Paredes, Aimee Burrows, Maurine Bachman, Sara Urquhart, Brenda Scheer, Mike Christensen, Adrienne Bell all voted "yes". The motion passed.**

**Alta Terra South Building Design Review at Approximately 1132 East Ashton Avenue -** Sam Watkins, on behalf of the property owner, is requesting Design Review approval for a new principal building at the address listed above. The subject property is located in the CSHBD1 zoning district where new buildings over 20,000 square feet in size are required to go through the Design Review process. The proposed building includes 118 multifamily units of varying size

with mixed ground floor uses. The subject property is located within Council District 7 represented by Amy Fowler. (Staff Contact: Caitlyn Tubbs at 801-535-7706 or caitlyn.tubbs@slcgov.com) **Case number PLNPCM2021-00691**

Principal Planner, Caitlyn Tubbs, reviewed the petition as outlined in the staff report. She clarified that the Commission is only considering the south building at this time. She shared that public comments have been favorable and are in dropbox for the Commission to review. She stated that Staff recommends approval with the conditions listed in the staff report.

Applicant, Mark Isaac, stated that they did a walking tour of Sugarhouse to get an idea what was occurring in the community. He said they are trying to create a Maclellan type street scape. He stated that they met with Community Council and with the land use committee and they are excited to have their support.

Chairperson Barry asked for clarification on how many units and parking would be supplied. The applicants stated that the staff report is correct with 118 units that are multi-family units that range from small studios to two-bedrooms.

Chairperson Barry asked Caitlyn Tubbs to share the west elevation of the project. She asked about the glass on the north side of the building and asked if they considered wrapping the glass around the building from Ashton to 11<sup>th</sup>. The applicant stated that the glass is on the entire front face of the north side of the building and wrapping around the corner to the west.

Chairperson Barry asked what their intended use is for that corner on the ground floor. The applicant stated that it will be the main leasing office and mail center with additional offices and a pet spa.

Commissioner Aimee Burrows asked for clarification on the mixed-use areas and whether they are for the public or just for the residents. The applicant stated that they would be amenities for the residents.

Commissioner Scheer asked if the art would face the liquor store. The applicant stated that it would be. Commissioner Scheer asked why they decided to put the art on that wall instead of providing a store front toward the parking garage. They felt that wall would be a prominent view to Highland Drive. Commissioner Scheer also asked why they decided to use a chevron design on the building. The applicants said it would be a masonry pattern for a different shape and feel. She also asked if there was an open space on the deck. They said yes and it is accessible for all of the residence.

Commissioner Bell asked if the applicants know if there will be a redesign on the liquor store. The applicant stated they would be before the Commission again with a new liquor store and that the rumor is that the current site would be turned into a wine store.

Commissioner Aimee Burrows asked about Transportation's comment on this project. She wanted clarification on the Maclellan trail access. The applicants clarified that the trail will be put on a sidewalk in the public right of way down Ashton.

## **PUBLIC HEARING**

Chairperson Barry opened the public hearing.

Planning Manager Amy Thompson stated that she has a letter to read into the public comments from Judi Short from the Sugar House Community Council.

- Judi Short - The Sugar House Community Council Land Use Committee has reviewed this project a number of times, in conjunction with the larger building across the street. This is building 2 of the Alta Terra project at 1132 Ashton Avenue.

We are very pleased with this project, but also have a number of comments about how much the rents will be and whether they are really affordable, or just less money because they are tiny. It would be nice to have this clarified.

We always say there aren't enough parking spaces, but in this case, the building is catering to a different customer who may not have a car, and this is located within a block of the streetcar. All parking that faces Ashton will be screened by common amenity areas. We are pleased that this building is catering to younger tenants, maybe right out of high school or college, who otherwise might not be able to afford to live in Sugar House. And the collaborative space is different from what is found in our other apartment buildings. You will see the second building soon, and the amenities in both buildings will be available to all tenants, regardless of which building they live in.

The Design Standards from our master plan, along with the developer's response, are answered by the developer. As I read over the responses, and as our committee discussed, we think they have done a good job meeting the standards. We are very pleased that the longest wall in the building is only 160'. We have difficulty separating out one building from the other, because, with the exception of one Land Use meeting, we saw both buildings in each presentation. As the design of this project develops, we will see a lot of street activation. They have said they will put a big, well-lit walkway at the corner of Ashton and Fairmont so it is easier for all Sugar House residents to access the dog park, and a second hat crosses from the north building to the south building. I believe they said they might put some lights in the dog park, which would make it available later into the evening during the

winter. There will be a mural by a local artist on the park facing wall. And we were recently contacted by a person whose grandfather opened the bowling alley in the 1940s. Her dad took it over in the 1960s. It was called Fairmont Bowl. And she has photos of the bowling alley and all the wonderful bowling competitions that used to take place there that she is willing to share. Michael Augustine, the developer, has told me he will contact her to see how he can incorporate her pictures into the development.

Street lighting appears to be adequate, and the trees shown in the drawings depict the actual trees that will be planted, not a mock-up. The number of trees exceed the minimum requirement.

Because of the extra-wide street right-of-way for 1100 East, they will work with the city to provide wider public sidewalks and perhaps room for food trucks in this area, which would support both the residents, but potentially, park users as well. And we appreciate the fact that no asphalt paving will be used.

We ask that you approve this project.

Judi Short, First Vice Chair and Land Use Chair  
Sugar House Community Council

- Isabella Grow, email read into the record - Hello Planning Commission, My name is Isabella Grow, a community member. I like the visuals of this building. I think that the chevron patterns create an interesting and modern look to the apartment. My favorite part is both the inclusion of outdoor space within the building itself and also the setback of the higher stories, making it a more human scale. I realize this might be a preemptive question, however, because we are in the middle of an affordable housing problem within SLC, so I was wondering if there is any affordable housing included within this complex? Thank you, Isabella Grow
- William Nesse – Asked the applicant what contingencies they have if the burned-out building is replaced with a higher building in terms of view to Fairmont Park.

Seeing that no one else wished to speak, Chairperson Barry closed the public hearing.

Commissioner Burrows wanted to know if it was an option to review the whole project. Caitlyn Tubbs clarified that the original intent was to bring both projects before the Commission in one meeting it just didn't work out that way. Commissioner Barry asked if it was possible to join the two projects.

Director Nick Norris clarified they are two different projects because they are not adjoined.

Commissioner Burrows asked the applicant if the two projects would be similar in design. The applicant stated they would be different, and the other design would be more refined.

## 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 the Design Review for the Alta Terra Sugar House South building at approximately 1132 East Ashton Avenue (petition PLNPCM2021-00691) with the following condition of approval: 1. That final approval of the signage, lighting, and landscaping of the development be delegated to staff to review in accordance with the adopted standards and ordinances.

Commissioner Maurine Bachman seconded the motion. Commissioners Andres Paredes, Jon Lee, Sara Urquhart, Aimee Burrows, Adrienne Bell, Maurine Bachman, Mike Christensen, and Brenda Scheer voted “yes”. The motion passed.

**Dowland Townhomes General Plan & Zoning Map Amendment at Approximately 1902 South 400 East** - Paul Dowland, on behalf of the property owner, is requesting an amendment of the General Plan and Zoning Map for a property located at approximately 1902 South 400 East. The Applicant is requesting to change the General Plan Land Use Map from Low Density Residential to Medium Density Residential and to change the Zoning Map from R-1/5,000 (Single Family Residential District) to RMF-45 (Moderate/High Density Multifamily Residential District) The subject property is located within Council District 5 represented by Darin Mano. (Staff contact: Caitlyn Tubbs at 801-535-7706 or caitlyn.tubbs@slcgov.com) **Case numbers PLNPCM2021-00717 & PLNPCM2021-00718**

Principal Planner, Caitlyn Tubbs, reviewed the petition as outlined in the staff report. She shared that the majority of public comments were in opposition to the petition. She stated that Staff recommends the Planning Commission forward a negative recommendation to City Council.

The applicant representative, Tom Jolley, stated that they have no formal presentation. He said that the City’s Master Plan was made in response to the market at the time but that needs have changed. He feels the project could be tweaked to fit within the City’s goals.

Chairperson Barry asked for the reason they are asking RMF45 versus other options such as RMF-35. The applicant stated that they were looking to fit 8 units on the lot. He stated they are open to change the request to RMF35.

Commissioner Bell asked if the applicant had considered subdividing the lot and if so, how many lots they could get out of it. The applicant stated they had not considered subdividing, but they could possibly subdivide the lot into two and meet zoning.

Commissioner Burrows asked what the chances were the applicant would rebuild the mansion on the lot. He stated that they were not willing to do that.

## **PUBLIC HEARING**

Chairperson Barry opened the public hearing.

- Cindy Cromer – supports the staff report – in opposition of the petition.
- Darlene Kaufusi – in opposition of the petition
- Doyle Buchanan – in favor of the petition
- Jeff Bair – in opposition of the petition
- Mary Piele – in opposition of the petition
- Sharlene Kiuahara – in opposition of the petition
- Taylor Anderson – asked wanted to know why the applicant asked for RMF-45 and wanted to know what other kind of zoning could be put there
- Vincent Gryboski – read his previously emailed comment – in opposition of the petition
- William Nesse – in support of the petition
- Bailey Cooper – sees value in adding more properties to the area
- Amy Thompson read an email from Sara E. Adelman – Liberty Wells Community Council - we do not support the rezoning of this property to RMU-45 given the existing character of the surrounding neighborhood.

Seeing that no one else wished to speak, Chairperson Barry closed the public hearing.

Chairperson Barry addressed Taylor Anderson's question about zoning and asked Caitlyn if the RMF-45 was needed specifically for the project density. She stated that the requested zoning was needed for the proposed project. Chairperson Barry then asked what kind of density they could get in the RMF-35 zoning. Staff stated that the bulk requirements would be similar but there would be a major change with the height restrictions which would be 35ft for the RMF-35 zone verses 45ft in the RMF-45 zone.

Chairperson Barry asked about the appropriateness of form-based code in the proposed area. Director Nick Norris clarified that zoning is typically used in metro areas close to transit.

Chairperson Barry asked what the setback for the front yard is. Planner Tubbs reviewed the setbacks that are shown in the staff report.

Director Nick Norris reviewed the density for RMF-35 saying the lot is just over 14,000 square feet, and how density is calculated in the RMF-35 zone is that you get 3 unit for the first 9,000 square feet of lot area and then each additional unit up to 11 additional units requires 2,000 square feet per unit. He stated that the property in question could have 5 units under the RMF-35 zoning.



Commissioner Scheer stated that the applicant did not ask for the RMF35 zoning and the Commission is not able to negotiate that at a Planning Commission meeting. She said she agrees with almost all of the public comments, but this project has not been thought out enough and she will be opposing.

Commissioner Mike Christensen said he wants to see more density and housing available in the neighborhood but wants something that is more thought through.

Mr. Jolly feels they can build a project the community could be proud of. He asked if they could continue a conversation with staff to find a solution.

## **MOTION**

**Commissioner Aimee Burrows 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 forward a Negative Recommendation to the City Council for the requested General Map Amendment from Low Density Residential (1-5 dwelling units per acre) to Medium Density Residential (15-30 dwelling units per acre) for 0.33 acres at approximately 1902 South 400 East with the following finding: 1. The requested map amendment is not consistent with the considerations within section 21A.50.050 of Salt Lake City's ordinances.**

**Commissioner Mike Christensen seconded the motion.**

Director Nick Norris review the options with the Commission other than denial since the applicant mentioned willingness to change their application.

Commissioner Scheer asked staff if they send a negative recommendation if it has to go before City Council or if the applicant could withdraw.

Commissioner Aimee Burrows stated that she would withdraw her motion. Commissioner Adrienne Bell stated that she would be in favor of tabling the petition in favor of finding an alternative. Commissioner Christensen stated he would be in favor of tabling as well.

**Commissioner Burrows withdrew her motion.**

**Commissioner Brenda Scheer stated. In the application PLNPCM2021-00717 & PLNPCM2021-00718 I move that we table this set of applications. Commissioner Sara Urquhart seconded the motion. Commissioners Maurine Bachman, Adrienne Bell, Aimee Burrows, Sara Urquhart, Andres Paredes, Mike Christensen, Brenda Scheer, and Jon Lee voted "yes". The motion passed.**

Commissioner Sara Urquhart left the meeting.

### **OTHER BUSINESS**

**Ethics: Conflict of Interest Training** – This training was covered by Hannah Vickery, City Attorney. Commissioners in attendance for the training were: Amy Barry, Brenda Scheer, Adrienne Bell, Andres Paredes, Aimee Burrows, Jon Lee, Maurine Bachman, and Mike Christensen.

The meeting adjourned at 7:57 PM.