

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically
Wednesday, February 23, 2022

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 Maurine Bachman, Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Brenda Scheer, Adrienne Bell, and Aimee Burrows. Chairperson Amy Barry was excused.

Planning Staff members present at the meeting were: Planning Manager John Anderson, Planning Manager Kelsey Lindquist, Senior City Attorney Hannah Vickery, Associate Planner Grant Amann, Principal Planner Katia Pace, Senior Planner Kristina Gilmore, Senior Planner Eric Daems, Urban Designer Laura Bandara, Principal Planner Amanda Roman, Administrative Secretary David Schupick, and Administrative Secretary Aubrey Clark.

REPORT OF THE CHAIR & VICE-CHAIR

REPORT OF THE DIRECTOR

APPROVAL OF THE MINUTES FOR FEBRUARY 9, 2022

Brenda abstained. All other Commissioners voted “yes”. The motion passed.

PUBLIC HEARINGS

ADU Conditional Use at Approximately 1532 South Green Street - Dorian Rosen, the property owner, has requested conditional use approval for a detached accessory dwelling unit (ADU) to be situated in the rear, west side of the property located at the above-stated address. The ADU will be 14’8” tall and 650 square-feet. To meet the requirements to allow the ADU to reach the maximum 650 square feet a 425 square foot addition to the main dwelling will be built. The subject property is zoned R-1 /5,000 (Single-Family Residential) and is located within Council District 5, represented by Darin Mano. (Staff contact: Grant Amann at 801-535-6171 or grant.amann@slcgov.com) **Case number PLNPCM2021-01273**

Associate Planning Grant Amann reviewed the petition as outlined in the Staff report. He stated that Staff recommends approval with conditions listed in the staff report. He reviewed the ADU size, parking location, ADU access, and neighborhood compatibility.

Commissioner Aimee Burrows shared concern about condition number 3 being added in. She felt that it should not be added into the conditions because it is already part of City code.

The Commissioners discussed how it was handled on previous cases.

The Applicant Dorian Rosen stated that he was available for any questions but did not have a presentation.

Commissioner Ghent asked the applicant if he was aware of the City not permitting rentals under 30 days. The applicant stated that he was aware.

PUBLIC HEARING

Commissioner Bachman opened the public hearing.

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

MOTION

Commissioner Brenda Scheer stated, Motion to Approve with Modifications Recommended by the Planning Commission: 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 Conditional Use petition (PLNPCM2021-01273) as proposed, with the conditions listed in the staff report, with the following modifications: removal of condition 3.

Commissioner Andra Ghent seconded the motion. Commissioners Andres Paredes, Mike Christensen, Adrienne Bell, Jon Lee, Andra Ghent, Aimee Burrows, and Brenda Scheer voted “yes”. The motion passed unanimously.

Green Street Alley Vacation - Sara Koenig, the property owner at approximately 1343 S Green Street, is requesting Salt Lake City to vacate a "T" shaped alley running between 1300 South and Harrison Avenue and Green Street and 700 East. The alley exists on paper only and the abutting property owners have incorporated the alley into their properties. The property abutting this alley is zoned R-1/5,000 (Single-Family Residential District) and is located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at 801-535-6354 or katia.pace@slcgov.com) **Case number PLNPCM2020-00903**

Principal Planner Katia Pace reviewed the petition as outlined in the Staff Report. She stated that Staff recommends a positive recommendation to City Council.

Commissioner Aimee Burrows asked for clarification on if the property owners will have to buy the land or if it will be deeded to them. Katia Pace stated that it will be deeded to them, based on single family residential zoning. Commissioner Burrows stated that she remembers another case in which the property owners had to purchase the land. Katia Pace stated that is the case for multifamily zoning districts or commercial properties. Commissioner Burrows asked if encroachment is a reason for vacant use of the alley. Katia Pace stated that in the past it functioned as an alley but since the demolition of the properties on the east side for the expansion of 700 East, it no longer functioned as an alley. Commissioner Burrows asked for clarification that the lack of use then caused the encroachment. Katia Pace stated that was correct. Commissioner Burrows asked if all the property owners have signed onto the project. Katia Pace stated that the applicant was looking for a building permit on top of the alley, and at that moment found the property was not theirs but the city's property. She also stated that the five property owners have signed the form and the approval of the church for this application.

Nicholas Lumby stated that he did apply for the application when he found out the land was not part of his property. He stated that one of his neighbors had tried to get the alley vacated before in the past.

When speaking with other neighbors he found that they were all under the impression that the fence line was the end of their property line.

PUBLIC HEARING

Vice-Chairperson Maurine Bachman opened the public hearing.

- Cindy Cromer stated disapproval for the project.

Vice-Chairperson Maurine Bachman closed the public hearing.

Commissioner Brenda Scheer stated concern of how the property is being deeded and not paid for since in the past property owners have had to pay.

MOTION

Commissioner Brenda 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 forward a favorable recommendation to the mayor to declare the alley surplus property and for the City Council to vacate the alley with the following condition:

1. That the alley is deeded the entire 10-foot width to the west abutting property owners.

Commissioner Mike Christensen seconded the motion. Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Brenda Scheer, Adrienne Bell, and Aimee Burrows all voted “yes”. The motion passed unanimously.

Dooley Court Planned Development and Preliminary Subdivision at approximately 122 S Dooley CT and 126 S Windsor Street - Warren Crummett, the property owner, is requesting planned development and preliminary subdivision approval to divide an existing lot into two lots for a new twin home. The proposal includes retaining the existing single-family home on-site and building a new twin home on the newly created lots. Planned Development approval is requested to modify the required twin home lot area from 1,500 square feet to approximately 1,367 square feet and for an approximate 2-inch reduction to the front yard setback in the southwest area of the lot fronting Dooley Court. The project is located in the SR-3 (Special Development Pattern Residential) zoning district.

- a. Planned Development – Planned Development request to waive lot area and setback requirements in the SR-3 zone. **Case number PLNPCM2021-00958**
- b. Preliminary Subdivision – Creation of two new lots to accommodate a twin home. **Case number PLNSUB2021-01151**

The subject property is within Council District #4, represented by Ana Valdemoros. (Staff contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com)

Senior Planner Krissy Gilmore reviewed the petition as outlined in the Staff Report. She stated that Staff recommends approval with the conditions listed in the Staff Report.

Commissioner Burrows asked if a 2-inch setback modification request is common. Staff clarified that it is not, but felt it was best to include it in the application to be safe.

The Applicant Warren Crummett stated that he is passionate about this project because it addressed the missing middle type housing that is needed.

PUBLIC HEARING

Commissioner Bachman opened the public hearing.

- Frederick Stagbrook – Central Community Council – in opposition to the petition
- Cindy Cromer – in opposition to the petition
- Jen Colby - in opposition to the petition
- Keenan Wells – in opposition to the petition
- Email read into the record from Steve Wilson – in opposition to the petition

Seeing that no one else with to speak, Commissioner Bachman closed the public hearing.

The applicant addressed some of the concerns brought up during the public hearing.

Commissioners, Staff, and the Applicant discuss:

- The size of other lots on the block. Staff clarifying that they are around 1500 square feet.
- Whether there are other twin homes on the neighborhood. There are not but there is a duplex nearby.
- Whether the lot would meet the lot size requirements for a single-family home. It would.
- Who would complete the new construction? The applicant has hired an architect.

MOTION

Commissioner Adrienne Bell 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 (PLNPCM2021-00958) and Preliminary Subdivision Plat (PLNSUB2021-01151) as proposed, subject to complying with the conditions listed in the staff report.

Commissioner Mike Christensen seconded the motion. Commissioners Brenda Scheer, Aimee Burrows, and Andres Paredes voted no. Commissioners Andra Ghent, Jon Lee, Adrienne Bell, and Mike Christensen voted “yes”. The motion passed with 3 “no” and 4 “yes”.

Glendale Townhomes at approximately 1179 S Navajo Street - Pierre Langue of Axis Architects, representing the property owners, is requesting approval from the City to redevelop the property with 57 townhomes, 24 of which would include a live/work option. The buildings would be three stories tall with internal garages for each unit. Currently, the land is occupied by Tejedas Market and is zoned CB (Community Business). This type of project must be reviewed as a Planned Development as four of the buildings would not have frontage on a public street. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case number PLNPCM2021-00378**

Senior Planner Eric Daems reviewed the petition as outlined in the staff report. He stated that Staff recommends approval with the condition listed in the staff report.

Commissioner Mike Christensen asked how many housing units could be built on this property. Eric Daems stated that there is not a standard set yet, but it is based off setback, building height, and parking. John Anderson stated that as the building grows larger it will have to come to the planning commission to go through design review.

Pierre Langué stated he is the architect on the project. He stated that they worked based off the area, and the density of the area is not enough demand for a retail space. He stated they developed more streets to allow access. He also stated that the public amenities with this project will be beneficial for people in the area. Pierre Langué stated that they implemented a lot of guest parking.

PUBLIC HEARING

Vice-Chairperson Maurine Bachman opened the public hearing.

- Kellie Tuiono stated her disapproval for the project.
- Kristen Prosser stated her disapproval for the project.
- Pachuco Lautaro stated his disapproval for the project.
- Susie Estrada stated her disapproval for the project.
- Violeta Rio stated her disapproval for the project.

Vice-Chairperson Maurine Bachman closed the public hearing.

Commissioner Brenda Scheer stated her empathy for the public and their comments. She did state that the Planning Commission cannot consider gentrification, traffic, who benefits, or what the community needs are in their decision. She stated that they must base their decision on if it matches the criteria.

Commissioner Aimee Burrows stated that she has read the public comments and that she shares concerns that the community garden will not replace the grocery store as a food resource. She stated that the planning commission cannot require a grocery store.

MOTION

Commissioner Mike Christensen stated, Based on the findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve the Planned Development request for the Glendale Town homes project located at 1179 South Navajo Street for petition PLNPCM2021-00378, subject to complying with the following condition listed in the staff report:

1.The final approval for site and building lighting for the development be delegated to staff to review in accordance with adopted standards and ordinances.

Commissioner Brenda Scheer seconded the motion. Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Brenda Scheer, Adrienne Bell, and Aimee Burrows all voted “yes”. The motion passed unanimously.

PUBLIC HEARING

MOTION

A break was taken. The meeting reconvened at 7:45 PM.

Pacific Yard Design Review & Planned Development - KTG Architects, representing Urban Alfandre, are requesting a Planned Development and Design Review approval for a mixed-use multifamily building at approximately 443 W 700 South, 720 S 400 West, and 704 S 400 West. The proposed 7-story building is 88-feet in height and includes 292 units and 202 parking stalls. It has 12,000 square feet of commercial space on the ground floor. The applicant is requesting relief from all required setbacks and landscaping through the Planned Development process and requesting an additional 28 feet of building height through Design Review. The project site is in the General Commercial (CG) zoning district. In the CG zone, new buildings taller than sixty feet (60') but less than ninety feet (90') may be authorized through Design Review. The proposed project incorporates a public mid-block pedestrian walkway along the western property line

- a. Planned Development – Planned Development request to waive setback and landscaping requirements in the CG zone. **Case number PLNPCM2021-00822**
- b. Design Review – Design Review request for 28 feet of additional height. **Case number PLNPCM2021-00835**

The property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Laura Bandara at 801-535-6188 or laura.bandara@slcgov.com)

Urban Designer Laura Bandara reviewed the petition as outlined in the Staff Report. She stated that Staff recommends approval with the conditions listed in the staff report.

Commissioner Bell asked about the midblock walkway and where the second half of it is proposed. Staff clarified where it would be located to the south and the developer of that property would be responsible for its creation.

Commissioner Scheer asked what concessions were being provided for no open space. Staff clarified that it would be the midblock walkway and street engagement, in compliance with the Downtown Plan.

The applicant James Alfandre reviewed the work that Urban Alfandre have done to integrate into their neighborhood. He stated that they wish to increase housing stock in the Granary District and provide a walkway and missing or mid-rise housing and small local service retail to help make the granary a complete neighborhood. He reviewed the proposed project and why they are requesting the reduced setbacks and shared examples from the area that are similar to their request.

Commissioner Bell asked if the applicant was comfortable with the conditions in the staff report. The applicant stated that they were committed to those conditions.

Commissioner Scheer asked if the applicant they had presented their project to the community councils. The applicant stated that they presented to the local community councils back on January 10th and were only asked what the City regulations were on façade length. Commissioner Scheer asked if the applicant went before the community councils in advance to get their input on the design of the project. The applicant stated that they went to the community council meeting as previously mentioned.

Commissioner Ghent asked for clarification on what was being asked for by the applicant versus what is being asked for by the community councils since there is so much dialog in the emails that came in after the staff report was completed and she got lost in the back and forth. She shared her concern about the back and forth and lack of support from the Community Councils. The applicant said that they were also confused because the Councils did not bring up their concerns during the joint Community Council meeting.

Commissioner Burrows asked if the trees that they are adding are already required. The applicant confirmed that the trees are required. He stated that they are asking for ground floor commercial space in lieu of the 10-foot landscaping buffer which is not required by zoning. He said that they want to create better street engagement and pedestrian experience.

Commissioner Ghent asked for clarification on whether the applicant is asking for less vegetation than what code requires. The applicant said that is correct. Commissioner Ghent asked if the vegetation could be made up by adding it to the roof or another location. The applicant stated that is something that they would be willing to look into.

Planning Manager John Anderson clarified to the Commission that while it wouldn't meet the minimum standard of landscaping the Commission could decide if that was a good trade, they could make that decision through this process.

Commissioner Jon Lee stated that he felt it was a good compromise and didn't feel more greenery should be added when we are in a water shortage. He explained his view of the setback creating better street engagement.

Commissioner Christensen agreed with Jon Lee.

PUBLIC HEARING

Commissioner Bachman opened the public hearing.

- Amy Hawkins – Chair Ballpark Community Council – has serious concerns about the proposal. They want to see more green space.
 - Emailed comment was read into the record from Geoffrey S. Kaessner – In favor of the petition
- Seeing that no one else wished to speak, Commissioner Bachman closed the public hearing.

Commissioner Ghent says she agrees that the setbacks are not useful. She has concerns of creating a heat island. She wondered if a rooftop garden would create a significant cost to the developer and how much it would raise the rents. The applicant stated that he didn't know off the top of his head what it would cost.

Commissioner Burrows asked what the Commission thought of the tabling the item to give them a chance to talk to the Community Councils and planning to build something the Commission would approve.

Commissioner Scheer stated her concern regarding what the community is getting in exchange for less green space.

Planning Manager John Anderson interjected that he wanted the Commissioners to be cautious using the terms "What are we getting?", stating that they need to look at the project and say whether or not it meets the standards.

Planning Manager Kelsey Lindquist reminded the Commission that other design review applications have come before the Planning Commission and have met design review standards without including a commercial component on the ground floor.

Commissioner Burrows felt like the design was not finished.

Commissioner Lee says this is an opportunity to decide as to whether this is a better use of the space. He feels there are amenities be added that would be a good addition to the neighborhood.

Commissioner Burrows stated that she is concerned because three Community Councils had the concern of losing that green space, not just one person.

Commission Scheer stated that she agrees with Jon Lee in regard to the 10-foot setback but does not want all of the open space requirements to be eliminated. She also stated that she is hoping for a better division of the frontage. She would like to see a little garden in the middle or a park in the back of the walkway.

Commissioner Ghent said that plants adapted to the environment could be planted. She doesn't feel she has enough experience to gauge whether the setbacks and added vegetation would improve air quality.

Urban Designer Laura Bandara let the Commission know that the 700 South Façade is north facing so it will be in the shade much of the year. She also clarified that the minimum landscaping required by code is 1650 square feet in the landscape yard area if they did it to code.

Commissioner Burrows said that they are not satisfied with the current design review the way it is proposed. She would like to make a motion to table.

MOTION

Commissioner Aimee Burrows motioned to table the petition asking that the applicant explore solutions on the setbacks and landscaping and vegetation relief with input from the public.

Planning Manager Kelsey Lindquist asked for clarification on the motion and whether the Commission is expecting the applicant to return to the community councils. The commission clarified that was not an expectation of the applicant.

Commissioner Mike Christensen seconded the motion. Commissioner Brenda Scheer, Aimee Burrows, Andra Ghent, Mike Christensen, and Andres Paredes voted "yes". Commissioner Jon Lee and Adrienne Bell voted "no". The motion to table passed with 2 "no" and 5 "yes" votes.

Hoyt Place Zoning Map Amendment at approximately 858 W & 860 W Hoyt Place - Bert Holland, representing Hoyt Place Development LLC, is requesting a zoning map amendment for the properties located at the above-stated address. The proposal would rezone the properties from R-1/5,000 Single Family Residential to SR-3 Special Development Pattern Residential District. The two lots are approximately .39 acres or 16,988 square feet. Future development plans were not submitted with this application. The property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case number PLNPCM2021-01073**

Principal Planner Amanda Roman reviewed the petition as outlined in the Staff Report. She stated that Staff recommends a positive recommendation to City Council.

Commissioner Aimee Burrows asked if this rezone would prevent demolition of homes. Amanda Roman clarified that when it is brought to City Council, the applicant will enter into a development agreement with the city that will require them to maintain at least the same number of housing units. Amanda Roman also stated that she is not sure if that agreement will state that they cannot demolish and then rebuild the existing structures, but the applicant will be tied into their “replacement” housing choice as outlined in their housing mitigation plan. Aimee Burrows asked for clarification on if they will not necessarily be required to keep the two old existing houses. Amanda Roman stated that she doesn’t believe so. John Anderson stated that it is hard to require that outside of the historic districts.

Bert Holland stated that he has already begun renovation and has families eager to move in. He also stated that he has already attracted a high number of diverse buyers seeking single-family workforce housing.

PUBLIC HEARING

Vice-Chair Maurine Bachman opened the public hearing.

Seeing that no one wished to speak, Vice-Chair Maurine Bachman closed the public hearing.

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 forward a positive recommendation to the City Council to approve PLNPCM2021-01073.

Commissioner Mike Christensen seconded the motion. Commissioners Andra Ghent, Jon Lee, Andres Paredes, Mike Christensen, Brenda Scheer, Adrienne Bell, and Aimee Burrows all voted “yes”. The motion passed unanimously.

Historic Carriage House Zoning Text Amendment – Stephen Pace, the applicant, is requesting a zoning text amendment to permit the restoration or reconstruction of a historic carriage house for the purposes of creating a dwelling unit. The dwelling unit, located within the reconstructed or restored historic carriage house, would not be required to meet density, lot coverage, setbacks of the applicable base zoning district, or the accessory structure footprint or height limitations. The proposed language requires eligible properties to be both a Salt Lake City Landmark and listed as a National Register Site of Historic Places and located in one of the following zoning districts: RMF-35 (Moderate Density Multi-Family Residential), RO (Residential Office), I (Institutional) or SR-1A (Special Development Pattern Residential). (Staff contact: Kelsey Lindquist at 385-226-7227 or kelsey.lindquist@slcgov.com) **Case number PLNPCM2020-00106**

Planning Manager Kelsey Lindquist reviewed the petition as outlined in the Staff Report. She stated that Staff recommends denial of the proposal because it does not meet the standards. She reviewed the text amendment background stating that the proposal originally went before the Historic Landmark Commission and received a negative recommendation. She shared some of the conflicts including the existing ADU ordinance which requires an owner occupancy requirement, but the applicant does not live on site. She listed other compliance issues as all principal structures require street frontage, lot minimums, and lot and bulk requirements. She stated that Staff has tried to work with the applicant on language solutions but was ultimately unsuccessful. Staff forwarded the amendment to the Historic Landmark Commission for review to receive direction for the applicant on the proposed language, but

the Commission forwarded a negative recommendation against the proposal. She stated that the HLC did not discuss potential solutions to improve the language. She said that the applicant, since going before the HLC in July of 2020, has yet to put the proposed language in an ordinance format, address Staff concerns about enforceability and administration, and requested to continue to the planning commission for recommendation to the City Council. She reviewed the criteria that included in the ordinance format as: purpose statement, definition of terms, applicability, process, and standards/criteria. She noted that the existing language does not include much of the criteria which is crucial for Staff and City Council. She reviewed the purpose of the text amendment and incentive to the text amendment. She reviewed the other eligible properties that the text amendment could affect.

The applicant Stephen Pace shared a photo slide of the Beer estate. He stated, "Just above the left center of the photograph is the white topped buildings or carriage house and a 30-year-old older building referred to as the harness shop from 1867 you can see from the photograph that there I guess were no drones or aerial photographs being taken in salt lake but you can date it you know very securely. The city and county building is finished on the upper left-hand corner The catholic cathedral is under construction in the upper middle of the picture and so on so. If we could go one more okay this is working this is the block that's under this is the block that's under consideration we heard our stuff earlier in the evening that about the problems with people misunderstanding alleyways in the avenues this block is an excellent example if you look down on the lower right hand corner at property 225 of third avenue you can see that there's about six feet of that house that is on the neighbor's property and then if you look at 223 fourth avenue there's about a similar six feet of that house but or that apartment building that is on 225's property and the same thing with 217 and so on now these are not maps are not absolutely accurate but I had the properties surveyed and I know they're darn close if you go up to 222 which is the carriage house address you can see that there's a white roof building almost dead center in the photograph that I guess I own about six feet of that neighbor's garage and the whopper is if you go up to the northwest corner 4th avenue and a street you can see a under some trees there is a fake looking anyway carriage house built in 1990 with the Salt Lake City building permit where Salt Lake City gave the builder permission to just take the city land so about two-thirds of the garage there on the corner of that lot does not belong to the belongs to Salt Lake City and it was given away. I raised that issue with the city saying well if you're willing to part with that ground I'd like to get a few hundred feet can I do that oh no and the city the chief of staff then decided that they were going to start sending out bills to the people that owned that carriage house for a couple thousand dollars that take carriage house a couple of thousand dollars a year and I said you don't want to do that that's a hornet's nest and they sent out the first set of bills and then they chickened out they did not have the they just canceled the bills and decided that well we'll go we'll just give away the property because of our mistake so on the next page then this is the beer mansion the photograph that you were shown earlier by Miss Lindquist is about a 500 foot footprint of image of the carriage house or I'm sorry of the harness shop house which has nothing to do with the you know pretty imposing structure you can see there the cladding designed to serve the or cladding designed together with the carriage house to serve the William Beer family next slide these two buildings then the one in front outlined in red is the harness shop house about just about exactly 500 square feet of footprint and behind it outlined in blue is the carriage house as it was built in and this is the 1905 photo next one please so to give you a feeling for what that looks like if you take the 222 fourth avenue this is just about dead center in the photograph or in the map the Sanborn Fire Map you can see a square darkish building yeah that has if well an analogy would be that if you were looking if you were taking god's view of the Washington monument looking down on the Washington monument you would see almost exactly that same profile a pyramid top that the only way you can get a building shaped like that fire like the fire map shows is for a ride a pyramid but instead of sitting on a 500 foot limestone base I believe it is for the Washington monument it's only on a 10-foot brick base so then we scanned that into the go ahead from the tower on 8th street and 6th avenue and so here is what the carriage house behind once again behind the harness shop house looks like in you know to within probably an inch maybe an inch and a half of resolution there's enough photographic evidence of remaining materials on site that we basically know

that what the building looked like was a 10 foot brick or a 10 foot high 35 foot wide brick cube with a pyramid on top of it and it's a right angle pyramid with all the faces looking to look the same now for some context most of what we talked about with the historic landmarks commission I had assumed an error that they were people a little closer to their high school geometry than they evidently were and that they would understand what we were proposing it's the Washington monument with a pyramid and a drip edge on it and that's what we're proposing to build or to rebuild and it's a design that is I believe about 4 500 years old it ain't new Greeks had it the Egyptians have it it's been around for a long time we got a lot of pushback from the landmarks commission with people saying that your design is speculative it's conjectural you don't know what the building looked like that was probably the biggest single thing we talked about in the landmarks commission hearing it turns out though that with the stuff that miss Lindquist has published last week the mention of concept of improper design conjectural design and so on that's all banished that's all gone someplace else so the city doesn't so what the main thing the city believed or that the landmark commission believed just was not true and it's disappeared from the record."

Vice-Chair Bachman interject to let the applicant know that he had one minute of presentation time remaining.

The applicant stated "Okay well let's see is there um we're looking here if I just let me summarize it let's go to the last page okay let's look at this one I looked at four almost 400 dwelling units that have gone through landmark sites since January 2019 actually they went back a year past that so that's four years worth of data that produced 111 applications for dwelling unit review the pages of text that generated was just under eight thousand now the champion in terms of pages that were submitted to the landmarks commission is the beer carriage house which has 179 pages of stuff to go through the winner and still champion based on the planning commission submission is that it's now grown to 187."

Vice-Chair Bachman asked Mr. Pace to wrap up his presentation.

Mr. Pace stated, "well yeah what I'd like to do would be to come back and talk since I've got 187 pages that I've got a report on here and we only talked about three pages three of those pages at the landmarks mission hearing I would like to be rescheduled to give to do justice to this and talk about what we've proposed what we haven't proposed and what the city has the planning staff has substituted for it's ill-considered and withdrawn older proposals."

Vice-Chair Bachman asked Mr. Pace if he would like to withdraw his application.

Mr. Pace said no.

Vice-Chair Bachman asked if the Commissioners had any questions for Mr. Pace.

Commissioner Scheer asked if Mr. Pace understood that the text amendment that he was proposing would only affect him and a few other properties. The applicant stated yes it would affect 4 other properties. Commissioner Scheer stated that the text amendment which he has submitted has some deficiencies. She stated that the slides of the property that Mr. Pace shared had nothing to do with the text amendment he was requesting.

PUBLIC HEARING

Vice-Chair Bachman opened the public hearing.

Seeing that no one wished to speak, Vice-Chair Bachman closed the public hearing.

Commissioner Burrows asked if City Council voted on the text amendment after it was forwarded with a negative recommendation from the Historic Landmark Commission. Planning Manager Kelsey Lindquist said that it had not been voted on, HLC being the first step in the process and Planning Commission being the second step.

MOTION

Commissioner Andra Ghent 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 zoning text amendment for carriage house reconstruction.

Commissioner Aimee Burrows seconded the motion. Commissioners Brenda Scheer, Aimee Burrows, Andra Ghent, Jon Lee, Adrienne Bell, Mike Christensen, Andres Paredes voted “yes”. The motion passed with a negative recommendation forwarded to the City Council.

The meeting adjourned at 9:31 PM.