

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, May 25, 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: Chairperson Amy Barry, Vice-Chairperson Maurine Bachman and Commissioners Levi de Oliveira, Aimee Burrows, Andra Ghent, Rick Tuttle, Adrienne Bell, Mike Christensen, and Jon Lee. Commissioners Brenda Scheer and Andres Paredes were absent.

Planning Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager Casey Stewart, Senior City Attorney Paul Neilson, Principal Planner Amanda Roman, Principal Planner Liz Hart, Project and Policy Manager Ruedigar Mathis, and Transportation Planner Susan Lundmark.

REPORTS OF THE CHAIR AND VICE CHAIR

There being no report from either the Commission Chair, or Vice Chair, Chair Amy Barry asked Planning Commission Director Nick Norris whether he had additional a report for the Commission.

REPORT OF THE DIRECTOR

Director Norris did not have anything to address.

CONSENT AGENDA

Chair Barry opened the consent agenda. She noted that she had received cards to speak to consent agenda items, but that those were not public hearing items and so those cards would be separated from the other comment cards.

APPROVAL OF THE MINUTES FOR APRIL 27, 2022

Chair Barry called for approval of the minutes of April 27. She noted that the minutes of May 11 were not yet available.

MOTION

The motion to approve the minutes of April 27 was made by Vice Chair Maurine Bachman and seconded by Commissioner Andra Ghent.

Commissioners Jon Lee, Rich Tuttle, Aimee Burrows, Andra Ghent, Maurine Bachman, and Levi de Oliveira voted to approve the minutes. Commissioners Christensen and Adrienne Bell abstained.

The motion to approved passed.

Chair Barry noted that abstention votes on minutes can be understood as absence from the meeting in question. However, in reviewing policies and procedures she wanted to remind Commissioners that recusals from other agenda items for conflicts of interest required both an explanation, and the absence of the Commissioner from the discussion.

150 S Main Street Apartments - Design Review Time Extension Request - Dwell Design Studios on behalf of HCD Main Street Tower Owner LLC, the property owner, is requesting that the Planning Commission grant a one-year time extension on the Design Review approval for the 150 S Main Street Apartments located at approximately 136, 144 and 156 S Main Street in the D1 (Central Business) District. The Planning Commission originally granted Design Review approval for this project on July 14, 2021. The extension would change the expiration date to July 15, 2023. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: David J. Gellner at 801-535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2021-0024**

Chair Barry called upon Commission staff to review the petition.

Director Norris explained that although public requests for a public hearing had been received this consent agenda item is a time extension. He stated that a public hearing is not required for a time extension, but the Commission has the ability to hold one if they choose to. While that option has been available to the Commission in the past they have not exercised that option.

City Attorney Paul Neilson stated that state code may be inadequate in some respects. Public hearings are mandated for land use applications, but this case refers to design review. The statute allows a one-year extension provided that it is applied for within one year of original approval. The code further states that unless the extension is for something not specifically prohibited then approval is "mandatory. You don't have discretion." He also clarified that interested parties have the opportunity to appeal the original approval and that such an appeal has made its way from the Planning Commission to the District Court and has not yet been resolved. Therefore, "to allow a public hearing would allow a back-door appeal," which the Court would not allow.

Chair Barry called for questions or discussion from the Commissioners, and seeing none, called for a motion to approve the petition.

MOTION

Commissioner Ghent made the following motion, "Based on the information provided by the applicant I move that the Planning Commission approve a one-year time extension for Design Review Petition PLNPCM2021-0024 for the 150 S Main Street Apartments located at approximately 136, 144 and 156 S Main Street subject to compliance with the conditions of approval stated in the records of the decision letter stated July 15, 2021.

The motion was seconded by Commissioner Mike Christensen.

Commissioners Andra Ghent, Mike Christensen, Maurine Bachman, Adrienne Bell, Aimee Burrows, Jon Lee, Rich Tuttle, and Levi de Oliveira voted in favor of the motion.

The motion passed unanimously.

PUBLIC HEARINGS

Chair Barry then moved to the public hearing portion of the meeting

Euclid Corners Planned Development and Design Review at approximately 1012 West 200

South - NeighborWorks Salt Lake, represented by Pascal Meyer of Carpenter Stringham Architects, has submitted Planned Development, Design Review, and Preliminary Plat applications to develop the property located at approximately 1012 W 200 S. The proposed development will consist of 16 single-family attached townhomes, each on their own lot. The subject property is currently undeveloped and is located in the TSA Urban Neighborhood Transition District (TSA-UN-T).

A. Preliminary Plat: Each townhome will be subdivided onto its own lot. The applicant is requesting approval for lots without frontage on a public street and modifications to the perimeter setbacks. **Case number PLNPCM2021-00866**

B. Planned Development: Planned Development approval is required for lots without frontage on a public street, modified setbacks and landscape buffers, and an increase in the amount of permitted open space. **Case number PLNPCM2021-00870**

C. Design Review: The applicant is requesting approval for a reduction in the ground floor glass requirement. **Case number PLNPCM2022-00176**

The project is within Council District 2, represented by Alejandro Puy. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com)

Principal Planner Amanda Roman addressed the Commission. She explained that a public hearing was required because design changes included reduction in setback from a required 25 feet to 17 feet on one side, with an increase in a front yard setback to accommodate a stairwell; a reduction in a 10-foot landscape buffer to be offset with an increase open space; and a reduction in ground floor glass to accommodate the parking structure. Some units would have frontage along an alleyway. The project was originally approved in 2017 but building permits were not obtained within a one-year time period and code changes have necessitated some modifications. The project has less than 125 TSA points. Staff recommends approval conditional upon improvements in the alleyway and the installation of “No Parking” signs in the alleyway. The property will have units with two and three bedrooms.

Chair Barry called for questions of the staff presentation. She reminded the Commissioners that question time for staff was not the appropriate time to make statement. No Commission questions were asked.

Chair Barry called for the applicant presentation.

Pascal Meyer of Carpenter Stringham Architects, Rob Rope, and David Foster of Neighborworks addressed the Commission. Features of the buildings include residentially scaled street-facing units and underground private parking. The project was described as a “rare” opportunity for long-term affordable housing. Mr. Meyer noted that neighbors had requested more on-street parking and widening the alley. He believes that neither request is required, or a needed improvement.

Commissioner Burrows questioned the on-street parking issue. She was assured that some parking is currently available, and that the alley is currently wider than others and would allow for parking.

PUBLIC HEARING

Commissioner Barry opened the public hearing.

- **Dan Bethel** - He supports the project but expressed the opinion that widening the alley from 16 to 20 feet would accommodate travel in both directions. He questioned how the trash dumpster would be accessed. He noted that on-street parking is no longer a problem because “No Parking” signs have been removed.

Seeing no other speakers or email comments Chair Barry closed the public hearing.

Chair Barry offered the applicants the opportunity to respond to comments from the public hearing.

Architect Meyer stated that the issue of trash collection would be managed by enclosing dumpsters on the northside of the project. The dumpsters would be accessed by truck through the alleyway, which would be “a little bit disruptive” to the alley.

Chair Barry opened the hearing for Commission questions and discussion.

Hearing no comments Chair Barry shared her experience of 24 years using a narrow, heavily trafficked alley to access her home. She stated that she felt the situation in this case should be workable.

Chair Barry called for three separate motions, one for each petition tied to the project.

MOTION

Commissioner Adrienne Bell proposed the following motion, “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 preliminary plat request PLNSUB2021-00866 located at approximately 1012 West 200 South subject to complying to the conditions listed in the staff report.”

The motion was seconded by Vice Chair Maurine Bachman.

Commissioners Mike Christensen, Jon Lee, Levi de Oliveira, Aimee Burrows, Andra Ghent, Adrienne Bell, Rich Tuttle, and Vice Chair Bachman voted “yes.”

The motion passed unanimously.

MOTION

Commissioner Bell proposed the following motion, “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 PLNPCM2021-00870, the project located at approximately 1012 West 200 South, subject to complying with the conditions listed in the staff report.”

The motion was seconded by Vice Chair Bachman

Commissioners Andra Ghent, Rich Tuttle, Mike Christensen, Adrienne Bell, Levi de Oliveira, Aimee Burrows, Jon Lee, and Vice Chair Bachman voted “yes.”
The motion passed unanimously.

MOTION

Commissioner Adrienne Bell proposed the following motion, “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 design review request PLNPCM2022-00176 of the project located at approximately 1012 West 200 South, subject to complying with the conditions listed in the staff report.”

Vice Chair Maurine Bachman seconded the motion.

Commissioners Andra Ghent, Levi de Oliveira, Aimee Burrows, Adrienne Bell, Mike Christensen, Rick Tuttle, Jon Lee, and Vice Chair Bachman voted “yes.”
The motion passed unanimously.

The QUINCI Planned Development at approximately 1106 South Redwood Road - Colton Chronister, CW Urban, representing the property owner is requesting Planned Development approval for the QUINCI, a multi-family townhome development, located at the above stated address. The subject property is approximately 3.7 acres in size and is located in the CC (Commercial Corridor) zoning district. The proposed design consists of a total of 16 buildings with 89 new townhome units. Planned Development approval is required for the configuration with multiple buildings on the site without public street frontage. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Liz Hart at 801-535-6681 or elizabeth.hart@slcgov.com) **Case number PLNPCM2022-00074**

Principal Planner Liz Hart addressed the Commission. She stated that the staff recommendation is approval of the petition. She stated that the significant feature of the requested modifications was the fact that 14 of 16 units would not be street-facing. Each unit would have a two-car garage. Units would have either two or three bedrooms. Liz Hart demonstrated that the neighborhood is mixed used dominated by commercial operations.

There being no questions from the Commissioners, Chair Barry called for the applicant presentation.

Colton Chronister representing applicant C.W. Urban addressed the commission. He stated that the total project is 89 rental town home units. The nearby nine-line corridor, combined with onsite recreational amenities, and inward-facing units would create “a community feel” to the project and more “walkability” than is available in other projects in the area. He said that the project integrates well into the West Side Master Plan. “All income levels” would be served and the project is medium density.

Chair Barry called for Commission questions. Hearing none she asked Mr. Chronister about the differences between the buildings, particularly with regard to those units that would face Redwood Road. Mr. Chronister stated that there are four building types, but that variations are slight. Chair

Barry asked staff to bring up the relevant page in the staff report for the building that was under discussion and then asked for Commissioner questions.

Commissioner Christensen asked for clarification of Mr. Chronister's comment that all income levels would be served. Mr. Chronister stated that there are no income restrictions, rather it is a "market-rate, for-rent product."

Commissioner Ghent asked whether the floor plan for the three-bedroom units would reflect the smaller square footage per bedroom that is typical for newer low-income units. Mr. Chronister agreed. He said that the project would attract young families that did not necessarily require income-restricted units.

Chair Barry then opened the public comment period.

- **Laura Tunas** stated that some "affordability" considerations were needed. She would like neighborhood access to the recreational amenities. She would also like to know how construction will affect traffic on Redwood Road.
- **Taylor Larson** stated support as presented but wants to know what pricing would be.
- **Alec Meyers** spoke in favor. He owns property to the south and is planning a similar 58-unit project.
- **Tyler MacArthur** spoke in favor. He is a partner in the aforementioned property development to the south. He believes that developing these vacant lots will bring much-needed sidewalk improvements as well as housing closer to new worksites.

Chair Barry closed the public hearing and invited responses on behalf of the applicant to any issues raised in the public hearing.

Mr. Chronister stated that market rate rents are difficult to quote accurately. He repeated that he envisions young families, "or young professionals" as tenants and that such housing is missing in the area. He expressed doubt that pickle ball courts would be open to neighbors but stated that he could address that "internally."

Liz Hart then gave a response to Chair Barry's request for the rendering of the street facing-units. She stated that there had been no such picture included in the submission. Director Nick Norris then stated that because all renderings are similar it would be possible to use a written statement from the applicant that the renderings are good representations regardless of the specific building number. The Commission could then discuss the appropriateness of the other renderings as street-facing.

Mr. Chronister used his computer presentation to demonstrate that the building in question included an additional interior unit but was otherwise similar to the others.

The Chair then called for Commission discussion.

Commissioner Jon Lee commented that the applicant should provide a rendering of the street façade for any future petitions. He then asked about the material choices, noting that the buildings

would be more attractive if they were “wrapped” in the same material rather than constructed with a façade different from the rest of the building.

Mr. Chronister stated that he agreed and said that “we have no problem” wrapping the building and creating that “more pedestrian friendly feel.”

Chair Barry called for a motion.

MOTION

Commissioner Lee proposed the following motion, “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 planned development request for the QUINCI, located at approximately 1106 South Redwood Road with conditions that the applicant look at the end condition that wraps the building. Final approval relegated to staff.”

Commissioner Mike Christensen seconded the motion.

Director Norris asked for clarification on the motion. Commissioner Lee stated that the building could be all-stucco or all metal. His concern was that the material chosen to wrap the building.

Commissioners Jon Lee, Levi de Oliveira, Adrienne Bell, Aimee Burrows, Rick Tuttle, Andra Ghent, Mike Christensen, and Vice Chair Maurine Bachman voted “yes.”
The motion passed unanimously.

Chair Barry then called for a five-minute break.
Commission reconvened at 6:45 PM.

Chair Barry stated that the last two items on the agenda were not part of a public hearing.

OTHER BUSINESS

Thriving in Place – The Planning Commission will receive a briefing on Thriving In Place, Salt Lake City’s anti-displacement and gentrification effort. Thriving In Place is intended to analyze existing data, including geospatial data and public sentiments, to determine where the areas at greatest risk of displacement are located and to suggest policies, programs, and services that could be implemented at the City level to mitigate displacement and gentrification pressures, helping keep people in their homes and neighborhoods. Information regarding the Thriving In Place efforts can be found at ThrivingInPlaceSLC.org (Staff Contacts are Angela Price - Angela.Price@slcgov.com and Susan Lundmark - Susan.Lundmark@slcgov.com)

Transportation Planner Susan Lundmark of the Salt Lake City Department of Community and Neighborhoods and Alessandro Rigolon of the University of Utah City and Metropolitan Planning addressed the Commission. Susan Lundmark identified key staffers and partners at the University of Utah and across the country. Alessandro Rigolon noted the involvement of those people at risk of displacement using several different types of out-reach including youth workshops. Survey tools will be analyzed to provide issue mapping and policy recommendations.

Commissioner Bell asked what is known about best practices in other cities. The presenters responded that national projects reviewed included information on rent control.

Commissioner Ghent asked whether the number of survey participants on housing had been captured. Commissioner Ghent stated an interest in finding landlord incentives to use housing vouchers. Otherwise, federal dollars vouchers would be wasted. She also asked what particular cities had been reviewed. She was concerned that major project partnerships in California may be problematic because she stated that California has a poor success rate in addressing displacement issues.

Alessandro Rigolon stated that voucher holders are not identified in the survey. There may be some individuals who have voluntarily identified themselves. He is aware of other obstacles such as racism. He stated that Texas and California were heavily represented in the project. Susan Lundmark stated that best practices were being reviewed all over the country.

Commissioner Christensen expressed support for the project based upon the presentation made to the Glendale Community Council.

Commissioner de Oliveira asked what Salt Lake City programs for housing support are available currently and how the public is made aware of them. Susan Lundmark stated that current programs are linked via the Thriving In Place website.

Chair Barry suggested that the project look at outreach specifically to promote such programs in appropriate neighborhoods.

Commissioner Lee suggested providing an incentive to developers by allowing another story of building height in exchange for a certain percentage of affordable housing included in the project.

Chair Barry said that this presentation would fit well with the affordable housing overlay and that future such discussions should include Thriving in Place.

Commissioner Tuttle asked for a timeline on a draft of recommendation. The response was that a partial draft should be available this summer.

Moderate Income Housing Plan (Growing SLC) Implementation Plan Amendment - The Planning Commission will receive a briefing on new requirements to include an implementation plan in the City's Moderate Income Housing Plan, Growing SLC. Growing SLC is in its final year and has seen significant success toward the goals and objectives outlined within it. To date, all of the main goals have been completed or seen significant progress toward their completion. Despite this progress, Salt Lake City's housing market has seen record price increases, which have called for further implementation of the goals in the final year. Additionally, HB 462 – Affordable Housing Amendments, which passed in the 2022 general legislative session, requires an implementation plan to be adopted by October 1, 2022. To both continue addressing the housing situation and to comply with new requirements, an implementation plan is being presented to the Planning Commission to include the housing-related efforts that are currently being undertaken by the City. (Staff Contact - Angela Price at Angela.Price@slcgov.com)

Ruedigar Matthes, on behalf of Angela Price, of the Salt Lake City Department of Community and Neighborhoods presented the strategy for Moderate-Income Housing Plan required to comply with changes in state code. Since a new housing plan was already anticipated there will need to be two processes. One to make the existing plan compliant, and the other to proceed with the new plan set for next year. Compliance is essential for priority funding consideration. The Planning Commission is scheduled to hear the plan July 27 at the end of the 45-day public comment period.

Commissioner Ghent asked what amount of funding might be available. Ruedigar Matthes stated that the state has not clarified that. However, funding sources would include TIF and TTIF and American Rescue Act Funding. Commissioner Ghent expressed her support for HB 462 because lack of compliance contributed to failures in Californian's efforts to increase affordable housing.

Update to Policies and Procedures - The Planning Commission will consider changes to the policies and procedures of the commission. The proposed changes include addressing policies for electronic meetings, defining a quorum, and voting and the necessary formatting and numbering and correcting any grammar or spelling errors. The purpose of this proposal is to update the policies and procedures to comply with Utah Code requirements that go into effect on May 4, 2022. The Commission may discuss other changes to the policies and procedures at their discretion.

Director Norris identified changes in policies and procedures that reflect changes made during this past session of the state legislature.

- There is specificity in the definition of a quorum for an electronic meeting.
- All new commissioners must have at least an hour of training prior to assuming duties.
- The definition of a quorum in the event of conflict-of-interest situations is clarified.
- The definition of a conflict of interest is clarified.
- The meeting chair may vote.
- The person conducting the meeting must vote last.
- Standards of decorum have been added.
- Clarification to the consent agenda:
- Items on the consent agenda that do not require a public hearing such as minutes and time extensions may be removed from the consent agenda by the chair for the purpose of discussion prior to its decision but do not require a public hearing.

Chair Barry would like corrected wording particularly something clarifying that an item that has been removed may be placed for a public hearing, but a public hearing is not mandated. She stated that she was pleased with other changes. Director Norris agreed to return to the Commission with the requested changes.

Chair Barry agreed to postpone the vote until changes have been made.

Director Norris clarified the issues of recusal and abstention. A conflict of interest requires recusal and an absence from the meeting during the time that the matter is considered. An abstention must be explained so that there is clarity that the abstention is not a conflict of interest. Typical reasons for abstentions are absence from the meeting to which particular minutes apply, joining

a meeting late and therefore missing a presentation, missed staff reports. The definitions of ex parte communications were also discussed.

Commissioner Lee recommended resource board procedures material.

Chair Barry adjourned the meeting at 7:40 PM.