

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, November 16, 2022

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 p.m. 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 Maurine Bachman, Vice-Chair Mike Christensen, and Commissioners, Amy Barry, Aimee Burrows, Andres Paredes, Rich Tuttle, Andra Ghent, and Brenda Scheer. Commissioners Jon Lee and Levi de Oliveira were excused from the meeting.

City Staff members present at the meeting were: Planning Manager Amy Thompson, Planning Manager Kelsey Lindquist, Senior Planner Krissy Gilmore, Senior Planner Nannette Larsen, Principal Planner Aaron Barlow, Policy Director of Community and Neighborhoods Angela Price, Senior City Attorney Paul Nielson, Administrative Assistant Aubrey Clark.

APPROVAL OF THE MINUTES

No meeting minutes were provided.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair had stated they had nothing to report.

The Vice-Chair stated they had nothing to report.

REPORT OF THE DIRECTOR

Planning manager Kelsey Lindquist said that she had nothing to report.

PLANNING COMMISSION DISCUSSION

Commissioner Aimee Burrows requested an update on possible "field trips." Chairperson Maurine Bachman said that she would add that question to the agenda for the preparation meeting for the next Planning Commission hearing.

PUBLIC HEARINGS

Conditional Use for Renovations & Expansion of the Rose Park Buddhist Temple at Approximately 1185 W 1000 North - Silverado, Inc, representing the property owner, is requesting Conditional Use approval to renovate and expand the place of worship located at the above-stated address in the R-1/7,000 (Single Family) zoning district. The service and operation of the building will continue as currently stands. The existing building is 5930 square feet, and the ground floor addition is proposed to be 2280 square feet. The property is required to go through a new conditional use approval because the floor area is proposed to expand by more than 25%. The property is located within Council District 1, represented by Victoria Petro-Eschler. (Staff Contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com) Case number **PLNPCM2022-00911**

Senior Planner Krissy Gilmore addressed the Commission. She informed the commission that the applicant's previous petition from 2020 to add a second story, had been abandoned. She said that staff recommends approval—without conditions—of the current request to expand the footprint of the existing structure by 2280 feet on the southwest corner of the site. The purpose of the expansion is to allow for flexibility in holding certain events inside that currently are held outside—no increase in participants is anticipated. Krissy Gilmore stated that no detrimental impacts had been found, and she noted that the site exceeds required setbacks and parking allocation requirements. Additionally, the site is consistent with height requirements for the zone. Also noted were a neighboring school and a house of worship making the use consistent with the location.

Dan Murdock of Silverado Construction addressed the Commission on behalf of the applicant. He stated that the renovation project would improve the structure and that many members of the Buddhist community were present to state support of the project.

In response to Commissioner Brenda Scheer's question, Dan Murdock stated that the new addition would "rearrange some of the worship space within the building." He said that the current functions of worship space, social gathering areas, and cafeteria, would be maintained, but reassigned to different areas.

Seeing no other Commission questions, Chair Bachman opened the public comment portion of the hearing.

PUBLIC COMMENT

Seeing no one who wished to speak to the agenda item, Chair Bachman closed the public comment portion of the hearing.

MOTION

Vice-Chairperson Mike Christensen stated, "Based on the information presented and discussion, I move that the Commission APPROVE this application."

Commissioner Andra Ghent seconded the motion.

Vice-Chair Mike Christensen, Commissioners, Andres Paredes, Brenda Scheer, Aimee Burrows, Andra Ghent, Amy Barry, Rich Tuttle, and Chairperson Maurine Bachman, voted "yes."

The motion passed unanimously.

Design Review for the G3 Apartments at Approximately 634 S 400 West - Newton Breiter with Lake Union Partners, representing the property owner, is requesting a Design Review to facilitate a development of a property located at the above-stated address. The proposed use is a multi-family residential and commercial mixed-use structure that exceeds the maximum height of the CG (General Commercial) zoning district. The requested building height is 82'. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com) Case number **PLNPCM2022-00567**

Senior Planner Nan Larsen addressed the Commission. The staff recommendation is for approval with conditions that include removal of up-lighting in the landscaping, an easement for public use of the midblock walkway, specific seating requirements for the plaza (a privately held public space) and the

requirement of an art installation visible to the public street, or public spaces. Nan Larsen stated that the project meets the standards of the General Commercial zoning district and is consistent with Plan Salt Lake and the Downtown Master Plan and that the density would be supported by existing infrastructure. However, the proposed seven-story (184-unit multi-family) apartment building with ground floor retail exceeds the standard height of 60 feet for the CG zone. The maximum height allowed through design review is 90 feet; the applicant requests a height of 82 feet in order to add the sixth and seventh stories. Nan Larsen identified the two required design elements that allow for addition building height in the zone: ground floor “open/active spaces” and midblock walkways. She then identified the ways in which the proposal complies with both requirements: the ground floor active spaces including retail space, office space, pedestrian orientation along the 400 West frontage with increased fenestration and numerous entrances, a courtyard, plaza, midblock walkway, and artwork. She noted that interior parking is set behind the active uses on the ground and second floors. The project would require the demolition of the existing one-story building.

Newton Breiter with Lake Union Partners of Seattle addressed the Commission on behalf of the applicant. He noted his company’s experience with mixed use projects including partnering with local retailers. In Salt Lake City the company recently completed the Meridian, a similar project, and is also the developer of the adjacent Granary campus—renovation of five historic warehouses to create hotel and retail space—that would serve some of the retail needs of G3 residents. The company also had a South Salt Lake Project. He noted that the third floor “amenities deck” of the G3 will include a swimming pool and later mentioned that a potential ground floor retail partner would be a “wave pool.”

Commissioner Andra Ghent complimented the project, especially the ground-level retail. She then pointed out that 15,000 new studio and one-bedroom apartments are expected in the next “year, year and a half.” She said that, even though rent costs for different-sized apartments were not the direct concern of the Commission, she had some concerns about the model developers were using to anticipate profitability. Newton Breiter said that when determining marketability his company had identified key locations.

Commissioner Barry asked for a rendering of the midblock walkway. Newton Breiter said that a rendering was unavailable but stated that the walkway linked 400 West with the parking garage. He noted that detailed work was being done to ensure safe, and attractive, lighting. He added that his company was very experienced with the use of art installations and that the development of the Granary Campus had involved murals and sculpture.

Commissioner Barry referred to the north elevation of the G3 project as a “big grey wall.” Newton Breiter said that a mural would be planned for that elevation. Commissioner Barry then questioned whether the elevation was in compliance with the number of required entrances per linear foot intervals. Nan Larsen said that the midblock walkway area does not have the same requirements as a walkway in a public right-of-way. She elaborated that the midblock walkway would be a privately held public space. However, she said that the Commission could include additional conditions to “improve the midblock walkway.” Commissioner Barry said that while she understood Newton Breiter’s comment that choices were limited on an elevation without street frontage, she thought that there could be “a lot” of inviting non-retail design possibilities.

Commissioner Scheer said that she agreed with Commissioner Barry and pointed out that the wall in question is approximately 250 feet in length. She noted that the other boundaries of the mid-block walkway were a parking garage and loading dock. She said that it is likely that the property to the north will be redeveloped, and that it would be appropriate to widen, and improve, the mid-block walkway as part of that project. She noted that, with the walkway's present ten-foot width, and this project's seven-story building, landscaping improvement would be unrealistic because of the limited available light. She said, "keeping it closed off is the only option at this point" because "it's kind of a dangerous little alleyway." She said that the proposed midblock walkway was not really a midblock walkway. Planning Manager Amy Thompson pointed out that a midblock walkway is a requirement per the Downtown Master Plan – even though specific standards for midblock walkways have not yet been completed for this zone. In response to Commissioner Scheer's question, she said that the ten-foot width reflected minimum standards in other zones. Commissioner Scheer then asked about the "breezeway" mentioned in the renderings. Newton Breiter explained that it is correctly called a "plaza" that connects the lobby, retail space, and the neighboring hotel.

PUBLIC COMMENT

Commissioner Bachman opened the public comment portion of the hearing, but seeing no one who wished to speak, she closed the public hearing.

Commissioner Barry asked Newton Breiter for details about how the blank wall space on the north elevation would be dealt with. Newton Breiter said that one, or more, artists would be hired to produce a work of art, and that lighting along the walkway would be attractive—probably strings of bistro-style lighting. Commissioner Barry asked whether "openings" on the wall would be possible. She said walking in a narrow space next to a long solid wall would not feel safe. Newton Breiter said that there would be some possibilities, and that he was open to the idea because he understood the concerns. Newton Breiter then confirmed Commissioner Scheer's observation that the third floor of the building had a private patio area that might be utilized for observation of the walkway.

MOTION

Commissioner Barry stated, "Based on the information presented and discussion, I move that the Commission APPROVE this application with the conditions listed in the staff report with the following MODIFICATION: 1. Work to improve pedestrian safety and interaction along the walkway by considering lighting, murals, and also openings, along the north elevation wall is deferred to staff approval."

The motion was seconded by Vice-Chair Mike Christensen.

Vice-Chair Mike Christensen, Commissioners Rich Tuttle, Amy Barry, Andra Ghent Aimee Burrows, Brenda Scheer, Andres Paredes, and Chair Maurine Bachman voted "yes."

The motion passed unanimously.

Design Review & Planned Development for SPARK! at Approximately 1500 W North Temple -

KTGY Architects, on behalf of Brinshore Development, has requested Design Review and Planned Development approval for a Mixed-Use Development project to be located at approximately 1500 W North Temple. The 2.1-acre (90,000-square-foot) parcel is owned by the Redevelopment Agency of Salt Lake City and located within the TSA-MUEC-C (Transit Station Area Mixed-Use Employment Center Core) zoning district. The proposed project includes 200 living units as well as ground-floor retail space

and a daycare center. The building will consist of 6 stories with 5 stories of living space located over the parking, retail, and daycare. The applicant is seeking

- A. Design Review** – A request for modifications to requirements for the building façade length, setbacks, ground floor uses and glass, and blank walls. Case number **PLNPCM2022-00708**
- B. Planned Development** – A request for modifications to the minimum allowed height of the North Temple-facing facade and for additional height for fences that will screen the daycare play area and some utilities. Case number **PLNPCM2022-00709**

The subject property is located within Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com)

Principal Planner Aaron Barlow addressed the Commission. He noted that the mixed-use project site is located at the Power Station Trax station and is also bounded by three public roads. He said that the mid-block walkway included in the project per the North Temple Boulevard masterplan will enhance pedestrian use of the area and access to the proposed canal pathway nearby. He said that the project will house prescriptive proportions of residents at 70-80 percent of area median income, 40-60 percent of area median income, and 20-30 percent of area median income. He outlined the reasons that staff recommends approval for all of the eight requested exemptions to zoning. He noted six requested exemptions to zoning requirements through design review:

- Minimum setbacks—staff supports the request to extend the setbacks beyond five feet of the property line for more than 50 percent of the project on the three street-facing elevations of the project. This to accommodate the daycare's outdoor play area that will occupy the setback area along the south half of the façade facing Cornell Street, additional visibility for the parking entry on 1460 West, and a pedestrian plaza on North Temple.
- Street-facing ground floor use—staff supports the request to reduce required ground floor use on the Cornell Street-facing side because of the special needs of the day care and its play area. Staff supports the request to reduce required ground floor use on the 1460 West-facing side because the parking garage and trash pickup areas have been moved to accommodate the mid-block crossing behind the building.
- Street-facing ground floor glass—staff supports the requests to reduce glass on the 1460 West-facing because it is the primary point of access for utilities and parking. Staff also supports the request to reduce required glass on the Cornell Street-facing side because of necessary fencing to screen the day care play area and utilities. Considerable obscured glass on the daycare for its safety.
- Street-facing entrances—staff supports the request to reduce required street-facing entrances on the Cornell Street-facing side because of the special needs of the day care facility and its play area. Staff supports the request to reduce required street facing entrances along the 1460 West-facing side of the building because the parking and trash pickup areas limit the number of viable entrances.
- Street-facing blank walls—staff supports the request to increase required blank wall intervals on the Cornell Street-facing side because of the special needs of the day care facility, and its play area. Staff supports the request to increase required blank wall intervals on the 1460 West-facing side because the parking garage and trash pickup areas reduce the uses of that façade.

- Maximum length—staff supports the request to extend the building length beyond 200 feet because the North Temple façade of the building offers significant street activation, and the other two street facing sides have functions that justify exemptions already discussed.

He noted two requested exemptions through planned development:

- Minimum building height—staff supports the requested reduction of the 25-foot minimum for a section of the North Temple-facing façade. He said that the lower height would be appropriate given the commercial purpose of the section, and that the request would complement the design of the building.
- Maximum fence height—staff supports Aaron Barlow clarified that the request to exceed maximum fence height would be for utility screening, rather than for the day care fencing because the tenant for the day care facility had not yet been found, and it was anticipated that the tenant would want to review the fence design. In response to Commissioner Scheer’s question, Aaron Barlow pointed out that the day care play area abuts the utility area.

Aaron Barlow also said staff recommends that final approval of other final review standards be delegated to staff.

Commissioner Barry asked whether standards exist for mid-block walkways in the Transit Station Area Mixed-Use Employment Center Core zoning district. Aaron Barlow said that currently the only mid-block walkway standards are in the D2 zone. He went on to identify a ten-foot walkway, trees and “other amenities” in the walkway. Responding to Commissioner Brenda Scheer, Aaron Barlow confirmed that the walking path would be 10-feet wide, but that the “crossing area” would be roughly 45 feet and have the effect of a small park. Commissioner Scheer then asked whether commercial space is a city requirement. She suggested that it might be difficult for the applicant to find retail space for this location in the near future. She said that the project would be more attractive if it opened directly onto the “courtyard” (or “park”) area.

Commissioner Barry asked about the recommendation pertaining to the request for blank walls. Aaron Barlow pointed out that there are such blank wall spaces on both the Cornell Street and 1460 West facades.

The applicant, Keith Makowski with KTG Architects, addressed the Commission on behalf of Brinshore Development. He explained that his company had been working on this project through with the City’s RDA process since 2018. He noted that the current proposal is one story lower than the original which used a terraced roofline. He described the southeast corner as the “entrance plaza.” He said that there was a need to screen pre-existing utility infrastructure that cannot be moved because of a right-of-way. He said that the vision was always for a “commercial component”, as well as a daycare, in the one-story section of the project. He said that different courtyards could serve varied public uses but would be private on upper levels as “terraced open spaces.” He said that parking has been kept “compact” to accommodate those spaces, and that, for resident security, the commercial building would be fitted with roll-up garage-bay style doors (on the courtyard and sidewalk sides) to prohibit access to public spaces at night.

Keith Makowski explained that the placement of the day care play yard was chosen to avoid proximity to the public spaces. Commissioner Barry said that the issues of blank wall space were understandable on the day care side, but she wanted to know whether plans had been made to “break up” the ground floor blank wall spaces along 1460 West. Keith Makowski itemized stretches of the wall that exceeded the 15-

foot intervals of blank wall along 1460 West by “a few feet.” He noted that some intervals were only “six to seven feet” and that pedestrian entrances had been placed “where it makes sense.” He referred to the parking garage area as impractical for the addition of a door. He agreed that material changes, or plane changes could also be used and that he would be open to reviewing such changes.

PUBLIC COMMENT

Chair Maurine Bachman opened the public comment portion of the hearing, but seeing no one who wished to speak, she closed the public comment portion.

Commissioner Brenda Scheer said that she found the one-story commercial section connecting two large sections unattractive because it created the appearance of a pre-existing strip mall. She suggested that that section should be pushed back to the rear of the courtyard. Commissioner Andra Ghent suggested that opening up the courtyards might discourage foot traffic to the retail spaces because of additional walking distance.

Keith Makowski said that he understood Commissioner Scheer’s idea for street activation by creating extra space. He said that other projects his firm had worked on that would be similar to Commissioner Scheer’s idea involved “live-work” spaces so they would not be “true commercial.” He said that his firm’s view of the one-story massing was that it contrasted well to the larger sections of the project whereas the full minimum height would appear to be competing with the larger structures. He added that the retail section would have roof vegetation (possibly for resident vegetable gardens) that would add to street activation. However, since the developer has an interest in saving money, Keith Makowski suggested that the developer might be open to going forward without the retail space.

Aaron Barlow and Planning Manager Kelsey Lindquist explained that removing, or relocating, the commercial space would require modification to the setback requirements. Commissioner Andra Ghent noted that ground floor retail has many benefits but it is often difficult to encourage developers to include it. She suggested a breezeway into the courtyard area.

MOTION

Commissioner Amy Barry stated, “Based on the information presented and discussion, I move that the Commission APPROVE the applications for a planned development and design review with conditions listed in the staff report with the ADDITIONAL CONDITION 1. Delegate to staff to work with the applicant to address the 200-foot blank walls.”

Commissioner Mike Christensen seconded the motion.

Vice-Chair Mike Christensen, Commissioners, Andra Ghent, Aimee Burrows, Andres Paredes, Amy Barry, Rich Tuttle, and Chairperson Maurine Bachman voted “yes.”

Commissioner Brenda Scheer voted “no.”

The motion passed, seven “yes” votes, and one “no” vote.

Zoning Map Amendment at Approximately 130 N 2100 West - ASSIST Inc., representing the property owner Friends of Switchpoint, has requested a Zoning Map Amendment to remove the property at the above-stated address from the Airport Flight Path Protection Influence Zone B, described under City Code 21A.34.040. The property is currently occupied by a hotel building and associated parking. The desired result is to allow the building to operate as permanent supportive multifamily housing. The subject

property is located in Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com) Case number **PLNPCM2022-00833**

Senior Planner Krissy Gilmore addressed the Commission. She explained that the staff found no negative impacts and recommends a positive recommendation to the City Council with the condition that renovations include at least 30 dBs of sound attenuation in sleeping areas and at least 25 dBs in other areas. She noted that property is “on the edge of zone B.” Nearby zones are A and C—C being less restrictive. She also noted slight inaccuracies in the mapping software. Krissy Gilmore noted that neighboring properties are hotels, that market rate housing is allowed just across the freeway, and that the property abuts the freeway on a lower level. She said the director of airport planning had said his only condition of approval would be that sound attenuation would be required for the property. She also said that a noise study had been provided by the applicant.

Krissy Gilmore said that the current City Code doesn’t have a “perfect category” for the intended use of housing for people transitioning out of homelessness partly because the length of stay is not clear in such a facility. Residential use is not permitted in the zone, but the current use of the building as a hotel (meaning length of stay under 30 days) is permitted, and that “rest homes” are also permitted. Krissy Gilmore stated that there is a shortage of “deeply affordable housing,” and the site is close to bus and Trax service. She said that and the proposed use does not conflict, or is consistent, with the *North Temple Boulevard Plan, Plan Salt Lake, Thriving in Place and Growing SLC*.

Commissioner Ghent asked for details of what the development agreement would cover. Krissy Gilmore said that it would be specific to the methods of sound attenuation.

Sam of ASSIST, the nonprofit architectural company designing the project, addressed to Commission. He explained that the owner, Switchpoint Community Resource Center, has obtained 13.3 million dollars in state and City funding for this project. He noted the nearby transit options and said that the property “had no real airport noise” because it is not directly on a flight path. He said that “traffic noise” was greater than any “airport noise.” He noted a trend in multi-family housing development just across the freeway, which, he said, made the project compatible with the area—he suggested that those projects would create a “neighborhood feel.” He later emphasized that the zoning change would enable this project to offer permanent housing.

Jason Wheeler of ASSIST presented a chart created from a noise study completed September 8th showing sound measurements inside and outside the hotel rooms at a variety of dates and times. Jason Wheeler said the higher levels were generated by trucks. He also discussed the homeless services provided by Switchpoint and provided an example of similar hotel property that Switchpoint had converted.

Commissioner Ghent asked what the costs associated with sound attenuation might be. Jason Wheeler explained that most sound attenuation would be largely demonstrated in window and insulation materials applied to a new two-story, 4,000-foot, addition (replacing the swimming pool area) that would include community space and caseworker offices, but he did not discuss costs. In response to Commissioner Brenda Scheer’s question, he agreed that, potentially, the zoning change would allow many different future projects on the site. However, he said that Switchpoint had a clear commitment to use property to provide “94 units of deeply affordable housing.”

Commissioner Andres Paredes asked whether the local community council had commented. Krissy Gilmore said that the local community council had been notified by letter, but no public comments had been received.

Commissioner Rich Tuttle asked whether the exterior of the primary building would be altered. Jason Wheeler said that only minor repairs to the exterior stucco and brick were planned. He added that the addition would not be visible from North Temple, so the appearance of the facility would remain the same. In response to Commissioner Tuttle's second question Jason Wheeler said that there may have been some confusion in terminology. He said that this proposed use was "permanent supportive housing." He said the term "transitional" may be confusing.

Carol Hollowell, Switchpoint CEO commented that her organization had a 50-year deed restriction with Salt Lake City. She also said that the term transitional does not apply to this project, which is focused on the segment of the population that is 62 and older (or disabled) and has income (generally Social Security or disability payments) but is "priced out" of the housing market. She said that rents would be around 500 dollars per month for studio apartments, and that 400 people, including 47 veterans, are on the Switchpoint waiting list for this category of housing.

Commissioner Andra Ghent praised the project and advised the applicant to clearly specify permanent supportive housing in any future applications. Commissioner Andres Paredes asked whether the Switchpoint clients were homeless people with income. Carol Hollowell said that in the past 18 months there has been a 53 percent increase in senior homelessness in Salt Lake County, and that the trend was nationwide. She commented that she had just received an application from an 88-year-old person. She said that the organization's other facility is staffed "24/7" and provided some resident programming and casework.

PUBLIC HEARING

Chair Maurine Bachman opened the public hearing, but seeing no one who wished to speak, she closed the public hearing.

MOTION

Commissioner Aimee Burrows state, "Based on the information presented, and the discussion, I move that the Commission recommend that the City Council APPROVE this application for a zoning map amendment with the conditions listed in the staff report."

Commissioner Amy Barry seconded the motion.

Commissioner Amy Barry praised the staff report references to equitable distribution of housing for the homeless. She said that while the subject was very important, she would vote "yes." Commissioner Andres Paredes said that he was most strongly persuaded by the fact that the facility would provide senior housing.

Vice-chairperson Mike Christensen, Commissioners Rich Tuttle, Amy Barry, Andra Ghent, Aimee Burrows, Brenda Scheer, Andres Paredes, and Chair Maurine Bachman voted "yes."

The motion passed unanimously.

BRIEFINGS

Thriving in Place Updates - The Planning Commission received a briefing earlier this year regarding the Thriving in Place initiative, which is Salt Lake City's anti-displacement strategy. The Thriving in Place team is putting forth strategies that can be adopted as part of, or in addition to, the City's updated five-year housing plan, Housing SLC. This briefing will provide an overview of the strategies and the framework for implementing the strategies that are being recommended. The strategies and framework will also be available for public input at www.ThrivingInPlaceSLC.org. The strategies presented will seek to address displacement throughout the city but will have a particular emphasis in mitigating displacement pressures in areas experiencing the greatest risk of displacement. (Staff contacts: Angela Price at 385-315-9024 or angela.price@slcgov.com; Susan Lundmark at 801-535-6112 or susan.lundmark@slcgov.com)

There was a brief break to allow for setup of a Webex presentation.

Angela Price, Policy Director of Community and Neighborhoods, one of the two project managers for Thriving in Place, addressed the Commission in person. She explained that Susan Lundmark, the other project manager, was unable to attend because she was receiving an award for her outreach efforts on the City's west side. Angela Price said that the presentation to the Planning Commission would focus on housing loss mitigation and applicable zoning changes.

She said that the *Thriving in Place* project was in its final phase—policy development. She identified key project participants including team members in Seattle, Berkeley, and the University of Utah, a community working group, and a committee of representatives of all City departments and divisions. She noted that the report was a draft still open to public comment, and that a similar presentation would be made to the City Council on December 12. She said that the formal 45-day public comment period would begin early in 2023, and, that after returning to the Planning Commission, the final report should be presented to the City Council in mid-March of 2023. She said that this report, which is a housing displacement plan, would become an appendix to Housing SLC, the five-year housing plan directed by the City's Housing Division.

David Driscoll, project director, addressed the Commission via Webex. He noted that the report is available on the website ThrivingInPlaceSLC.org. He said that the report discusses “the three Ps,” protecting tenants, preserving existing affordable housing, and producing more housing—affordable housing, in particular. In order to satisfy those three areas, the report discusses funding possibilities, community partnerships—including the impacted community—and regulatory changes at the state level.

David Driscoll said that the current “Housing Loss Mitigation Ordinance” is not effective, primarily because it looks at unit per unit replacement rather than requiring affordability. He said that potential factors contributing to housing loss should be included in code, master plans, and zoning, and weighed in all land use decision-making. He added that the factors should be tracked and that enforcement procedures should be included. Some examples of the displacement factors included demographics (related to race, income and affordable rents) expiring deed restrictions, age of housing, and coordinating City investment with transit planning. He said that some data could be more effectively gathered by enhancing the “Good Landlord” training program. He said the report recommends proactively identifying renters negatively

impacted by development and the use of voluntary agreements to provide commercial opportunities needed for successful housing planning. He said that coordinating needed supportive services might be funded through voluntary agreements. He also mentioned cultural investments that help to bind communities.

Commissioner Brenda Scheer commented that many concepts raised had not been covered in the materials made available to the Commission prior to the meeting, and she did not think that the Commission could give good feedback on subjects that they had not previously reviewed. She noted that some ideas had “incredible implications” for planning. Angela Price and Planning Manager Kelsey Lindquist noted that the current presentation was part of the link ThrivingInPlaceSLC.org/action contained within the staff report. Commissioner Andra Ghent said that she had had the same difficulties as Commissioner Scheer in finding the materials related to the current presentation. She said that it was not available on the primary website, which she had accessed in preparation for the meeting. It was also noted that Wi-Fi access within the meeting room was not functioning properly. Commissioner Amy Barry said that she would like to hear “an overview of specific policy suggestions” but that “substantive comments” would have to be provided in the future. Chair Maurine Bachman said that another presentation would need to be scheduled.

David Driscoll said that the report recommends an incentive-based approach for housing loss mitigation. He said that the report examines incorporating affordable housing in new development, in-lieu fee payments, land donation, and creating off-site affordable housing. He noted that non-housing developments that employ large numbers of people should contribute to affordable housing in some way. He said that many creative approaches could be used through new enabling legislation. David Driscoll also said that well-structured in-lieu fee payments could be very effective in housing loss replacement because the money could be used by a “mission-driven non-profit” that would ensure long-term housing stability. He said that another option would make relocation funds available to individual tenants.

Commissioner Amy Barry commented that the City has numerous master plans that are not frequently updated, she would like an alternate strategy to require consideration of housing loss mitigation tools. Commissioner Barry later added that while she felt that the housing loss mitigation plan should be added to the master plans, she did not “want to wait 30 years.” She suggested something along the lines of an overlay zone. She also noted the point system used for the TSA zones and suggested that there might be some way to adapt that concept in granting incentives. Planning Manager Kelsey Lindquist confirmed that the TSA zoning districts provides points for affordable housing projects.

Angela Price reiterated that the displacement factors and strategy would be included in the City’s five-year housing plan, *Housing SLC* and agreed that updating numerous mater plans would be inefficient. She said that the affordable housing incentives were currently under review and that she was working with the Planning Division and the mayor’s working group. Angela Price said that while she understood Commissioner Barry’s point, she noted that state law limits the City’s power to deny petitions that are in compliance with applicable master plans and zoning requirements. She said that she understood Commissioner Barry’s point that the city needs “an opportunity” to trigger the housing loss mitigation plan. Planning Manager Kelsey Lindquist confirmed for Commissioner Barry that as an adopted, City-wide, housing plan, *Housing SLC* would be sufficient to initiate use of the housing mitigation plan.

Commissioner Barry asked why, given its current ineffectiveness, the in-lieu-of payment mitigation had been presented as a priority. Angela Price explained that the recommendation was part of a “menu” of options that would align City prerogatives with recently passed legislation. Commissioner Barry said that she would like a presentation to explore how the proposal differs from current options. She then asked whether housing loss mitigation would apply to demolition of vacant homes. David Driscoll said that mitigation cannot be required if the demolition aligns with zoning and the master plan, which is the reason that an incentives program is promoted in the report. Commissioner Barry said that she understood the point; she would like to require mitigation in order to avoid “rewarding” evictions, and possible exaggerated claims of dilapidation. David Driscoll said that “in some parts of the country” five years of occupancy history data is required for demolitions. Commissioner Barry asked whether approvals for demolitions that would not otherwise need Planning Commission approval would be held to the new standards. Angela Price said that issue had been considered and that displacement regulations need to be linked to the planning section of the City code to avoid inadvertent approvals.

Commissioner Brenda Scheer asked for proof that particular strategies have been successful in other places. Commissioner Andra Ghent said that she did not want to “waste political capital” at the state level. She said that removing “single family zoning” could be accomplished without state approval, and without controversy, because other local municipalities are doing it. She also suggested putting some of the City’s golf course land put into a trust fund for housing loss mitigation. She questioned whether density bonuses might be more effective than “in-lieu” fees. Commissioner Aimee Burrows commented that where there are many options for developers, affordable housing appears to be the least appealing. David Driscoll responded that the incentives needed to be strong incentives.

Angela Price responded to Commissioner Rich Tuttle’s question about program support for tenants facing homelessness by saying that an expansion of the City’s existing Housing Resource Division and the Good Landlord Program in the Business Licensing Division would be needed. She said that budget requests would be formulated after the drafts had been reviewed by the Commission and the City Council.

Seeing no other questions from Commissioners, Chair Bachman adjourned the meeting at approximately 8:08 PM.

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division’s website at slc.gov/planning/public-meetings. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.