

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326**  
**Salt Lake City, Utah 84111**  
**Wednesday, January 25, 2023**

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: Vice-Chair Mike Christensen, and Commissioners Amy Barry, Aimee Burrows, Andres Paredes, Levi de Oliveira, Rich Tuttle, Brenda Scheer, Anaya Gayle, Jon Lee, and Andra Ghent. Chairperson Maurine Bachman was absent from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager John Anderson, Senior City Attorney Katherine Pasker, Principal Planner Andy Hulka, Principal Planner Aaron Barlow, Principal Planner Diana Martinez, and Administrative Assistant Aubrey Clark.

**REPORT OF THE CHAIR AND VICE CHAIR**

Vice Chair Christensen stated that he had nothing to report.

**REPORT OF THE DIRECTOR**

Director Nick Norris notified the commission on Planning related work sessions that City Council had including the waterwise rebates and a briefing on zoning map amendments and ADU changes. Noting that there would be public hearings on those in the near future.

**APPROVAL OF THE MINUTES**

**Commissioner Rich Tuttle motioned to approve the minutes of January 11, 2023. Commissioner Aimee Burrows seconded the motion. Commissioner Jon Lee and Andra Ghent abstained due to absence at that meeting. Commissioners Andres Paredes, Brenda Scheer, Aimee Burrows, Amy Barry, Rich Tuttle, and Vice Chair Mike Christensen voted “yes”. Commissioner Levi de Oliveira was not present for the approval of the minutes. Commissioner Gayle did not vote as she was not a commissioner at the time of that meeting. The motion passed.**

**PLANNING COMMISSION DISCUSSION**

Vice-Chair Christensen applauded Staff on the retreat. He stated that he looks forward to seeing suggestions from Staff on how to streamline meetings in the future. He would like to see a training on transfer of development rights.

**OTHER BUSINESS**

- 1. Redevelopment Agency 101** – RDA staff will be briefing the commission on their functions as an agency, how they implement development goals and increase the city's tax base. They will go over their function at the city, goals, and values. The presentation will be followed up with a question and answer session.

Cara Lindsley and Ashely Ogden from the RDA gave a presentation on the functions of the RDA. They went over the structure of the department and the RDA mission. They also covered how the RDA integrates with City goals.

Commissioner de Oliveira joined the meeting.

There was a questions and answer session between the Commission and RDA Staff. The RDA Staff reviewed projects that they help facilitate including affordable housing project that they were involved in. Commissioner Ghent asked about property taxes and how they are distributed back to the City. The RDA Staff explained the process in which tax money is distributed to them. They also discussed how funding is applied for.

## **PUBLIC HEARINGS**

1. **Citizens Bar Conditional Use at Approximately 33 S. 300 East** - David Morris, representing the property owner, is requesting Conditional Use approval for a bar establishment to be located at the above-stated address in the R-MU (Residential Mixed Use) zoning district. A bar establishment is a Conditional Use in the R-MU district. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Andy Hulka at 801-535-6608 or andy.hulka@slc.gov.com) **Case Number PLNPCM2022-01035**

Principal Planner Andy Hulka reviewed the petition as outlined in the staff report. He stated that the development in which the bar will be located did not come before the commission because it was a permitted use for the zoning. He stated that Staff recommends approval of the project with the condition listed in the Staff Report.

The Applicant Allie Platt stated that she is happy to address any questions or concerns.

Commissioner Paredes asked if there were similar type projects in the area. Staff answered that he was not aware of any on the same block but there were others within a half mile of the proposed project. Commissioner Gayle asked who had the final say on safety. Staff clarified that the police department has the final say.

Vice-Chair Christensen opened the public hearing.

### **PUBLIC HEARING**

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

### **MOTION**

**Commissioner Andra Ghent stated, “Based on the information presented and discussion, I move that the Commission approve this application with the condition listed in the staff report.”**

**Commissioner Brenda Scheer seconded the motion. Commissioners Anaya Gayle, Amy Barry, Aimee Burrow, Levi de Oliveira, Jon Lee, Andres Paredes, Brenda Scheer, Andra Ghent, Rich Tuttle, and Vice Chair Mike Christensen voted “yes”. The motion passed unanimously.**

2. **Twin Home Planned Development at Approximately 2148 S. 2060 East** - Jordan Atkin of TAG SLC, LLC, the property owner, has requested Planned Development approval to subdivide the property at the above-stated address in order to the split the existing duplex into two owner-occupied units. Specifically, the applicant has requested approval to place each half of the duplex on their own lot that would share the remainder of the property as a “Common Area.” In the SR-1 (Special Development Pattern Residential) Zoning District, where the property is located, subdividing property in this way requires Planned Development approval. The proposed project is subject to the following petitions:

- A. Planned Development (PLNPCM2021-00974)** - The development is required to obtain Planned Development approval for the following:
  - i. Two lots without street frontage
  - ii. The property lines that follow the exterior walls of each unit, and
  - iii. The shared “common area” surrounding the existing structure.
- B. Preliminary Subdivision (PLNSUB2021-00975)** - The details of the Subdivision petition are concurrent with the Planned Development petition. Approval can only be granted if the Planned Development is also approved.

This project is located within Council District 7, represented by Amy Fowler. (Staff Contact: Aaron Barlow at 801-535-6182 or [aaron.barlow@slcgov.com](mailto:aaron.barlow@slcgov.com))

Principal Planner Aaron Barlow reviewed the petition as outline in the Staff Report. He stated that Staff recommends approval with conditions.

The applicant Jordan Atkins stated that they had looked at other projects to try this type of application with, but they were cost prohibitive.

Commissioner Paredes wanted to know if the two units would continue to share a wall. The applicant stated that it would.

Vice-Chair Christensen opened the public hearing.

## **PUBLIC HEARING**

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

## **MOTION**

**Commissioner Amy Burrows stated, “Based on the information presented and discussion, I move that the Commission approve the following applications associated with this proposal: 1. Preliminary Subdivision; and 2. Planned Development with the conditions listed in the staff report.”**

**Commissioner Tuttle seconded the motion. Commissioners Jon Lee, Levi de Oliveira, Aimee Burrows, Amy Barry, Anaya Gayle, Rich Tuttle, Andra Ghent, Brenda Scheer, Andres Paredes, and Vice-Chair Mike Christensen voted “yes”. The motion passed.**

- 3. **Planned Development, Preliminary Subdivision Plat, and Design Review for Art West at approximately 86 S. 900 West** - Jarod Hall, of Di'velept Design, LLC, representing the property owners, is requesting approval for a new townhome development at the above-stated address. The development includes 30 townhomes in five separate buildings. The townhomes have a proposed height of 37'9.5" (Bldg A), 38'10" (Bldg B), 37'10"(Bldgs C/D/E) and are three stories tall. All units have attached garages on the ground floor. The development involves three different applications:
  - A. Planned Development (PLNPCM2022-00824)** - The development requires Planned Development approval as 14 of the individual townhomes lots will not have public street frontage.
  - B. Design Review (PLNPCM2022-00973)** - The development requires Design Review approval as the development did not receive enough points through the TSA development review process for administrative (staff level) approval. The applicant is requesting design standard modifications to building materials, reduction in ground floor glass, and reduction to the depth required for ground floor use and visual interest.

**C. Preliminary Subdivision Plat (PLNSUB2022-00823)** - The development also involves a preliminary plat to create the individual new townhome lots.

The subject property is within Council District #2 represented by Alejandro Puy. (Staff contact: Diana Martinez at 801-535-7215 or [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com))

Principal Planner Diana Martinez reviewed the petition as outlined in the Staff Report. She stated that recommends approval of the three applications on the project.

The applicants Mike Smith and Jarod Hall shared a presentation of the proposed project.

Commissioner Gayle asked about the increased stucco. The applicant clarified where it would be located on the project.

Commissioner Paredes asked about the angled look of the windows. The applicant clarified that it is not the windows but the framing that is angled. Commissioner Paredes wanted to know if the proposed look fit with the neighboring structures. The applicant stated that there is a mixed look to the neighborhood.

Commissioner Lee asked about the roofing material. The applicant specified that it would be a gray TPO.

Commission Barry wanted to address the standards in the staff report that were not satisfied. She wanted to know if the power lines would be buried and felt they would be a significant obstacle to the landscaping. She said that she would like to see a landscaping plan that is accurately reflected the prominent power lines in the area. The applicant stated that trees could be planted in the park strip under the power lines and stated there would be planters between the buildings. The applicant discussed the new Folsom trail located nearby and they also stated that the units will have rooftop decks.

The alleyway was discussed with the applicant stating that a new fence will be along the north side of the alley and stated the fence will be about a foot from the building.

Commissioner Gayle asked Commissioner Barry to clarify where in the report that the standard was not being met. Commissioner Barry clarified that it was on page 59. Director Nick Norris interjected to clarify that only one of the objectives listed needs to be met to satisfy the requirements for the application. Director Norris asked the applicant regarding the building entrances and wanted to know whether there is a landing tucked into the building façade and if the entrance is on one of the side walls. The applicant clarified that the street facing buildings would have the entrance tucked in about 5 ft facing the street on each of the units with the door on the sidewall in that recess.

Commissioner Scheer felt the design with the door on the sidewall worked for this project. The applicant felt the design was good for eyes on the street viewing.

Vice-Chair Christensen opened the public hearing.

## **PUBLIC HEARING**

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

## **MOTION**

**Commissioner Brenda Scheer stated, "Based on the information presented and discussion, I move that the Commission approve the following applications associated with this proposal: 1. Preliminary Subdivision Plat 2. Planned Development 3. Design Review."**

**Commissioner Ghent seconded the motion. Commissioners Jon Lee, Levi de Oliveira, Aimee Burrows, Rich Anaya Brenda Scheer, and Vice-Chair Mike Christensen voted ‘yes’.**

**Commissioners Amy Barry and Andres Paredes voted “no”. The motion passed with eight “yes” and 2 “no” votes.**

The meeting adjourned at approximately 6:58 PM.

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division’s website at [slc.gov/planning/public-meetings](http://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.*