

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, May 10, 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 and not a verbatim transcript. A video recording of the meeting is available at <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, Levi de Oliveira, Rich Tuttle, Jon Lee, and Andra Ghent. Commissioners Brenda Scheer, Anaya Gayle, and Andres Paredes were excused from the meeting.

Staff members present at the meeting were: Planning Manager Wayne Mills, Planning Manager-Zoning Administrator Mayara Lima, Senior City Attorney Paul Nielson, Urban Designer Amanda Roman, Principal Planner Rylee Hall, Associate Planner Trevor Ovenden, Associate Planner Madison Blodgett, Principal Planner Katia Pace, and Administrative Assistant David Schupick.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair stated that she had nothing to report.

The Vice-Chair stated that he had nothing to report.

REPORT OF THE DIRECTOR

Planning Manager Wayne Mills stated he had nothing to report.

OPEN FORUM

The Commissioner Amy Barry asked what the City's response is to developments not complying with a provision of approval. Planning Manager Wayne Mills stated that he will look into it and it could fall under a zoning enforcement issue.

CONSENT AGENDA

1. APPROVAL OF THE MINUTES FOR APRIL 26, 2023

2. TIME EXTENSION REQUEST - Coachman's Mixed-Use Planned Development – Mike Nikols, property owner, submitted a letter to request a one-year extension for the Coachman's Mixed-Use project that was approved by the Planning Commission on April 27, 2022. The project consists of two buildings connected by a sky bridge with 94 residential units with ground floor retail with structured parking and residential units on the floors above. The project received Planned Development approval for modifications to the maximum corner side yard setback to approximately 23.5 feet and the increase to the maximum façade length to approximately 335 feet. The property is located at approximately 1301 S. State Street, it is zoned FB-UN2 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 PLNPCM2021-00898**

A motion to proceed with the consent agenda as posted was proposed by Commissioner Amy Barry. Commissioner Aimee Burrows seconded the motion.

Commissioners Mike Christensen, Amy Barry, Aimee Burrows, Levi de Oliveira, Rich Tuttle, Jon Lee, Andra Ghent, and Chair Maurine Bachman voted “yes”. The motion was approved with 8 “yes” votes.

PUBLIC HEARING

Chair Maurine Bachman opened the public hearing.

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

A motion to pass the consent agenda was proposed by Vice-Chair Mike Christensen. Commissioner Amy Barry seconded the motion.

Commissioners Mike Christensen, Amy Barry, Aimee Burrows, Levi de Oliveira, Rich Tuttle, Jon Lee, Andra Ghent, and Chair Maurine Bachman voted “yes”. The motion was approved with 8 “yes” votes.

REGULAR AGENDA

1. Design Review and Planned Development for the Ballpark Apartments Development at approximately 1365 S Jefferson Street - Doug Thimm of Architectural Nexus, representing the property owner (Liberty Ballpark Owner, LLC), has submitted Design Review and Planned Development applications to develop the property at the above-mentioned address. The proposed mixed-use project consists of 115 residential units and 2,500 SF of ground floor retail. The site includes four parcels totaling approximately .75 acres. The subject properties are located in the CG General Commercial District and within the newly designated Ballpark Station Area.

Design Review: The maximum building height in the CG General Commercial zone is 60 feet by-right and up to 90 feet with Design Review approval. The applicant is requesting approval for approximately 85 feet of building height.

Planned Development:

- A. Reduction in the front yard and landscape yard area (along Jefferson Street) from 10 feet to 5 feet.
- B. Reduction in the required landscape buffer yard abutting a residential district from 15 feet to 10 feet. The rear of the property abuts the RB Residential/Business District to the east.

The property is within Council District 5, represented by Darin Mano. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case Numbers: PLNPCM2022-01185 and PLNPCM2023-00160**

Urban Designer Amanda Roman reviewed the staff report. Doug Thimm and Daniel Radovsky presented a formal presentation adding additional information on the design features.

Commissioner Aimee Burrows asked if they were set with the name “Ballpark Apartments” The applicant stated that they have moved away from that name.

PUBLIC HEARING

Chair Maurine Bachman opened the public hearing.

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

MOTION

Commissioner Andra Ghent stated, “Based on the information presented and the discussion, I move that the Commission approve the Design Review and Planned Development, with the following modifications:

1. The four lots must be consolidated prior to the issuance of a building permit.
2. All signage, lighting, and site details may be finalized administratively.
3. A public access easement shall be recorded to ensure the public may use the sidewalk along Albermarle Avenue, which is on private property”

Commissioner Levi de Oliveira seconded the motion. Commissioners Mike Christensen, Amy Barry, Aimee Burrows, Levi de Oliveira, Rich Tuttle, Jon Lee, Andra Ghent, and Chair Maurine Bachman voted “yes”. The motion was approved with 8 “yes” votes.

2. Planned Development for The Other Side Village at approximately 1850 W Indiana Ave - Tim Stay, representing The Other Side Village, LLC, is requesting Planned Development approval to develop property located at 1850 W Indiana Ave. The project site is located in the FB-UN2 Form Based Urban Neighborhood District. The proposal includes a walkable urban neighborhood of mixed uses to be known as "The Other Side Village" (TOSV). The proposed development is required to obtain Planned Development approval for several modifications to the FB-UN2 Zoning standards, including but not limited to the following:

- Multiple buildings on a parcel that do not have street frontage
- Modified cottage style development (allow more than single family homes in this configuration)
- Exceeding the maximum front yard setback of 10 FT
- The required build to – 50% of the building façade shall be built to the minimum setback
- Building entries that do not face a public street or walkway
- Modifications to maximum fence height restrictions
- Exceeding the maximum length of 200 FT allowed for any building façade facing a street.

The subject property is within Council District 2, represented by Alejandro Puy. (Staff contact: Rylee Hall at 801-535-6308 or rylee.hall@slcgov.com) **Case Numbers: PLNPCM2023-00161**

Principal Planner Rylee Hall reviewed the staff report. The applicant, Tim Stay elaborated on modifications made to meet requirements for the project.

Commissioner Amy Barry asked who will be overseeing the architectural features that break up the design since that mitigation was not listed as a condition. Rylee Hall stated that they would be included within the final details that will be delegated to staff which is included as a condition.

Commissioner Levi de Oliveira asked if the site was previously a landfill or if it was adjacent to a landfill. Rylee Hall stated that it was an ongoing process being overseen by UDEQ (Utah Department of Environmental Quality). Tim Stay stated that they have not seen any evidence that the entire site was extensively contaminated, but there are a few spots that were contaminated.

PUBLIC HEARING

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

MOTION

Commissioner Mike Christensen stated, “Based on the information presented and the discussion, I move that the Commission approves this application with the conditions listed in the staff report.”

Commissioner Rich Tuttle seconded the motion. Commissioners Mike Christensen, Amy Barry, Aimee Burrows, Levi de Oliveira, Rich Tuttle, Jon Lee, Andra Ghent, and Chair Maurine Bachman voted “yes”. The motion was approved with 8 “yes” votes.

3. Milk Block Adaptive Reuse - Design Review at approximately 416 E 900 S - Meredith Warner, representing the property owner, is requesting Design Review approval for an adaptive reuse project at 416 E 900 S. The applicant proposes renovating the existing commercial building and adding four apartment units to the upper level. Design Review approval is required in this zoning district for buildings with a footprint over 7,500 square feet or over 15,000 gross square feet of floor area overall. The applicant is also requesting relief from a loading area design standard. (Staff contact: Trevor Ovenden at 801-535-7168 or Trevor.Ovenden@slcgov.com) **Case Number: PLNPCM2023-00070**

Associate Planner Trevor Ovenden reviewed the staff report. The applicants Merry Warner and Kathia Dang gave a formal presentation providing additional information on the project and its design.

Commissioner Amy Barry asked a question regarding the ownership of Grace Ct. It was explained that the portion directly behind the subject property is private while the wider portion south of 936 S is public per City engineering records.

PUBLIC HEARING

Chair Maurine Bachman opened the public hearing.

Kelly Bargets stated their disapproval of the project.

Manoli Casanovis stated their approval of the project.

Stephanie Baranek stated their approval of the project.

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

Commissioners Amy Barry, Aimee Burrows, and Andra Ghent shared viewpoints on why they appreciate the project, and how it will be an improvement to the area.

MOTION

Commissioner Amy Barry stated, “Based on the information presented and the discussion, I move that the Commission approve this application with the conditions listed in the staff report.”

Commissioner Mike Christensen seconded the motion. Commissioners Mike Christensen, Amy Barry, Aimee Burrows, Levi de Oliveira, Rich Tuttle, Jon Lee, Andra Ghent, and Chair Maurine Bachman voted “yes”. The motion was approved with 8 “yes” votes.

4. Zoning Map and Master Plan Amendment at approximately 1815 S State St - Matthew Ratelle, of the Colmena Group, is requesting approval to rezone amend the official zoning map and amend the associated future land use map designation of the properties listed below:

- 118 E Coatsville Ave
- 120 E Coatsville Ave
- 1791 S State Street
- 1815 S State Street

The applicant is requesting to amend the master plan designation for the properties in the Central Community Master Plan from "Community Commercial" and "Low Density Residential" to "High Mixed Use" and change the zoning of the properties from R-1/5,000 Single Family Residential and CC Commercial Corridor to R-MU Residential Mixed Use which would allow for building height up to 75'. A formal development proposal has not been submitted at this time. (Staff contacts: Meagan Booth at 801-

535-7213 or Meagan.booth@slcgov.com & Trevor Ovenden at 801-535-7168 or Trevor.Ovenden@slcgov.com) **Case Numbers: PLNPCM2022-00999 & PLNPCM2022-00998**

Associate Planner Trevor Ovenden reviewed the staff report. The applicants Aabir Malik, Tessa Arneson and Brian Scott gave a formal presentation adding additional details on the project.

Commissioner Amy Barry asked why staff is recommending a condition that would require a four-foot-tall shrub to be planted along a six-foot solid fence. Trevor Ovenden explained that the current landscape buffer standards recommend a six-foot fence combined with a four-foot shrub hedge when abutting a single-family or two-family residential district, although the proposal will be subject to whatever landscape improvements are required by the zoning ordinance at the time of building permit review.

PUBLIC HEARING

Chair Maurine Bachman opened the public hearing.
Tim Redman stated their disapproval of the project.
Robin Allgood stated their disapproval of the project.
Brenda Weinberg stated their disapproval of the project.
Seeing that no one else wished to speak, Chair Maurine Bachman closed the public hearing.

Commissioner Amy Barry asked about a traffic concern brought up in a public comment. The applicants stated they wanted the central area to be more of an urban space and that is why they elected to use the side street access as the primary access.

Commissioners Aimee Burrows and Jon Lee stated they think this project would be a benefit to the area due to making the space more developed and walkable which in return will make it a safer place to be.

MOTION

Commissioner Mike Christensen stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council approve this proposal for a Zoning Map amendment with the conditions listed in the staff report.”

Commissioner Aimee Burrows seconded the motion. Commissioners Mike Christensen, Amy Barry, Aimee Burrows, Levi de Oliveira, Rich Tuttle, Jon Lee, Andra Ghent, and Chair Maurine Bachman voted “yes”. The motion was approved with 8 “yes” votes.

Commissioner Mike Christensen stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council approve this proposal for a Master Plan amendment.”

Commissioner Aimee Burrows seconded the motion. Commissioners Mike Christensen, Amy Barry, Aimee Burrows, Levi de Oliveira, Rich Tuttle, Jon Lee, Andra Ghent, and Chair Maurine Bachman voted “yes”. The motion was approved with 8 “yes” votes.

The Planning Commission took a 5-minute break to reconvene at 7:31 PM.

5. Sight Distance Triangle Amendment - Sight Distance Triangle Text Amendment - Mayor Erin Mendenhall has initiated a petition to amend the zoning ordinance regulations regarding the sight distance triangle, which is the area providing visual clearance at street, alleys and driveways intersections. The proposed changes will affect sections 21A.40.120, regulations for fences, walls and hedges, 21A.36.020 and 21A.40.050 to apply visual clearance to buildings, and 21A.62.040 to update the definition of sight distance triangle. Related provisions of Title 21A, Zoning may also be amended as

part of this petition. (Staff contact: Madison Blodgett at madison.blodgett@slcgov.com or 801-535-7749)
Case Number: PLNPCM2023-000546

Associate Planner Madison Blodgett reviewed the staff report.

Commissioner Jon Lee had recommendations on the diagrams within the staff report.

PUBLIC HEARING

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

Commissioner Amy Barry stated her support of the project.

MOTION

Commissioner Aimee Burrows stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council approve this zoning text amendment proposal.”

Commissioner Levi de Oliveira seconded the motion. Commissioners Mike Christensen, Amy Barry, Aimee Burrows, Levi de Oliveira, Rich Tuttle, Jon Lee, Andra Ghent, and Chair Maurine Bachman voted “yes”. The motion was approved with 8 “yes” votes.

The meeting adjourned at approximately 7:41 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.