

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, May 24, 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: Vice-Chair Mike Christensen, and Commissioners, Amy Barry, Andres Paredes, Aimee Burrows, Brenda Scheer, Rich Tuttle, Jon Lee, and Andra Ghent. Chairperson Maurine Bachman and Commissioners, Anaya Gayle, and Levi de Oliveira were excused from the meeting.

Staff members present at the meeting were: Planning Manager Amy Thompson, Planning Manager Casey Stewart, Senior City Attorney Katherine Pasker, Principal Planner Katilynn Harris, Senior Planner Eric Daems, Associate Planner Seth Rios, Senior Planner Lex Traughber, Senior Planner Cassie Younger, Principal Planner Aaron Barlow, Associate Planner Grant Amann, and Administrative Assistant Aubrey Clark.

REPORT OF THE CHAIR AND VICE CHAIR

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

REPORT OF THE DIRECTOR

Planning Manager Casey Stewart reported that the Planning Director would like to create a policy in the bylaws regarding last minute cancellations or postponements of agenda items.

OPEN FORUM

Commissioner Aimee Burrows would like to know what types of proposals will be allowed on the Consent Agenda. Commissioner Scheer also wanted clarification on which items would be on the Consent Agenda. Senior City Attorney Katherine Pasker outlined the process on how items are added to the Consent Agenda.

Commissioner Barry motioned to move forward with the Consent Agenda as posted. Commissioners Jon Lee seconded the motion. Commissioners Paredes, Scheer, Burrows, Ghent, Barry, Tuttle, Lee, and Vice-Chair Christensen voted “yes”. The Consent Agenda moved forward.

Commissioner Barry asked for clarification on the Consent Agenda process. Staff clarified the process.

CONSENT AGENDA – Consent Agenda items may be placed on the Regular Agenda at the Commission’s discretion.

1. Approval of the Minutes for May 10, 2023

- 2. Planned Development at approximately 538 S Redwood Rd** – Paul Garbett with Garbett Homes, the property owner, is requesting Planned Development approval for Crescent, a townhome style multi-family development, located at approximately 538 S Redwood Road. The proposed design consists of a total of 15 buildings with 96 townhome units. The subject property is approximately 3 acres in size and is within the Corridor Commercial (CC) zoning district. Planned Development approval is required for the following:
- Principal buildings without street frontage.

- Approximately 2.5' of additional building height.
- Awnings/balconies projecting into the required front yard.

The property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com) **Case Number: PLNPCM2022-00757**

3. **Modifications to a Design Review at Approximately 1135 S. West Temple** - Todd Charlton of Defy Design, representing the property owners, is requesting approval of modifications to the earlier Design Review approval to develop a 68-unit apartment building. The applicant received Design Review approval on August 10, 2022. Since that time, the applicant has modified the design to reduce the number of units, diversify the unit types from studio only to studio, 1-, and 2-bedroom units, and to add parking internal to the building. In accordance with section 21A.59.080 these modifications to the approved Design Review plans require approval from the Planning Commission. The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case Number: PLNPCM2022-00327**
4. **Design Review at approximately 1150 S. Richards Street** - Todd Charlton of Defy Design, representing the property owners, is requesting Design Review approval to develop a 117-unit apartment building in the CC (Corridor Commercial) zoning district. The project requires Design Review approval as it is proposed as 45' tall. Buildings in the CC zone which are over 30' tall, and up to 45' tall, are permitted only with Design Review approval by the Planning Commission. The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case Number: PLNPCM2022-00908**

Vice-Chair Christensen opened the public hearing.

PUBLIC HEARING

Roy Hansen speaking on item PLNPCM2022-00757 – Stated that he was there for the easement on the property and didn't see the easement on the plans.

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

Commissioner Barry asked whether the item would need to be pulled from the Consent Agenda if further discussion was required. Staff clarified that the item would need to be pulled from the Consent Agenda if further discussion was needed.

MOTION

Commissioner Brenda Scheer motioned to approve the Consent Agenda with the exception of #2 and pull it off the Consent Agenda. Commissioner Rich Tuttle seconded the motion. Commissioners Tuttle, Barry, Ghent, Burrows, Scheer, Paredes, Lee, and Vice-Chair Christensen voted “yes”. The motion passed.

REGULAR AGENDA

1. **Planned Development at approximately 538 S Redwood Rd** – Paul Garbett with Garbett Homes, the property owner, is requesting Planned Development approval for Crescent, a townhome style multi-family development, located at approximately 538 S Redwood Road. The proposed design consists of a total of 15 buildings with 96 townhome units. The subject property is approximately 3

acres in size and is within the Corridor Commercial (CC) zoning district. Planned Development approval is required for the following:

- Principal buildings without street frontage.
- Approximately 2.5' of additional building height.
- Awnings/balconies projecting into the required front yard.

The property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com) **Case Number: PLNPCM2022-00757**

Principal Planner Katilynn Harris review the petition as outlined in the Staff Report pointing out that the easement would be respected.

The applicant Paul Garbett stated that there would be 3 locations in which they would encroach on the setbacks and stated that they would honor the easement so the neighbor could access their property.

Commissioner Scheer asked for clarification on the balconies. Staff clarified that one would be an occupiable balcony and the rest were just awnings.

MOTION

Commissioner Brenda Scheer 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 Aimee Burrows seconded the motion. Commissioners Barry, Burrows, Lee, Paredes, Scheer, Ghent, Tuttle, and Christensen voted “yes”. The motion passed unanimously.

- 2. Conditional Use for the Weigand Center at approximately 235 S Rio Grande - Knit Studios, representing The Weigand Center, is requesting Conditional Use approval to expand a social service mission at the above-listed address. The size of the building is proposed to increase from 10,633 square feet to approximately 16,212 square feet. The service and operation of the building are not proposed to change. The subject property is zoned D-3 (Downtown Warehouse/Residential) and is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Seth Rios at 801-535-7758 or seth.rios@slcgov.com) **Case Number: PLNPCM2023-00050****

Associate Planner Seth Rios reviewed the petition as outlined in the Staff Report. He stated that staff recommends approval of the petition as stated in the staff report. He notified the Commission that the applicant wished to postpone the item.

The applicants stated that they wished to postpone it due to community feedback and wanted to make the area safer.

Commissioner Ghent asked if the land use request would change during the postponement. The applicant stated that it was not likely to change.

Commissioner Burrows asked whether there would be a change to the security and operations plan. The applicants stated that they would work on that plan.

The Commission and the applicants discussed working with the community and noticing for the project. They also discussed whether the security and operations plan were required to be approved by the Police Department.

The Commission, the Applicants and Staff discussed the procedure of the safety and operations plan.

Vice-Chair Christensen opened the public hearing.

PUBLIC HEARING

Bryan Hill – Chair of Downtown Community Council – Feels that more discussion is needed to meet the needs of the neighborhood but in favor of the project when there is a better plan in place.

Kristina Robb – Chair of East Liberty Park Community Council – Not speaking for or against but approves of a security plan.

Alesandra Deplano – Concerned the expansion will increase the problems the neighborhood is already experiencing.

Christen Kreps – Is concerned about the project.

Mike Stransky – On the board of Catholic Services – Approves of the project.

John Baxter – Said they have experienced crimes in their area but see a need for mental health services at the Weigand Center.

Emogene Hennick-Dunn – Sees a need for access to mental health resources.

Bruce Baird – Has concerns over the security plan but has faith that there will be a mutually agreeable solution.

Vice-Chair Christensen elected to keep the public hearing open.

Commissioner Barry interjected that it is not within the purview of the Commission to decide whether the security plan is adequate, that the only decision the Commission has is whether the Conditional Use request is within the standards.

MOTION

Commissioner Aimee Burrows stated, “Based on the information presented and discussion, I move that the commission approved this application based on staff's recommendation with the following modifications: the applicant will submit a security and operations plan for approval by the Planning Commission prior to recording such with a city recorder and that the suggestions made by the Salt Lake City Police Department CPTED review should be incorporated into the plans.”

Commissioner Ghent asked if the review of the revised plan could be delegated to staff. Commissioner Burrows stated that she wanted to keep the conversation open. There was discussion between Staff and the Commission on what the process would need to be for the commission to see the plan.

Commissioner Scheer motioned to table so the applicants can work with the community and consider this item at another time with an improved security plan and keep the public hearing open. Commissioner Amy Barry seconded the motion.

Commissioner Andra Ghent stated, “I move that we approve the conditional use request with the applicant submitting a revised safety and operations plan to be approved by staff.” Commissioner Aimee Burrows seconded the motion.

Commissioner Burrows withdrew her motion.

Commissioners Tuttle, Ghent, Burrows, and Vice-Chair Christensen voted “yes”. Commissioners Barry, Scheer, Paredes, and Lee voted “no”. The motion failed.

Commissioner Scheer motion to table is reconsidered. Commissioner Paredes seconded the motion. Commissioners Lee, Paredes, Scheer, Ghent, Barry, Tuttle, and Vice-Chair

Christensen voted “yes”. Commissioner Burrows voted “no”. The motion passed 7 to 1 in favor.

3. **Special Exception at approximately 1800 S. Devonshire Drive** - Prescott Muir Architects, on behalf of the property owners, Laura & Matt Forsgren, is requesting special exception approval to construct a new single-family home that exceeds the maximum permitted building height in the FR-2/21,780 Foothills Residential District. The applicant is requesting approximately 22' in additional building height. The project is located within Council District 6, represented by Dan Dugan. (Staff Contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case Number: PLNPCM2020-00515**

Senior Planner Lex Traughber reviewed the petition as outlined in the staff report. He noted that the applicant wished to table the item in order to redesign their plans. He stated that Staff recommends approval of the project.

The architect Prescott Muir and property owners Matt and Laura Forsgren reviewed the challenges they had been through to build on the property.

Vice-Chair Christensen opened the public hearing.

PUBLIC HEARING

Steven Bradley – opposed.

Jordan Kendal – opposed.

Paul Lyon – opposed.

Peter Cartwright – opposed.

Jennifer Kinder – opposed.

Vaughn Kinder – opposed.

Wise Ng – opposed.

Melanie Lyon – appreciates the applicants looking to resolve neighbors' concerns.

Leaving the public hearing open, the Vice-Chair turned the meeting back to the commission.

The Commission and Staff discussed the next steps.

MOTION

Commissioner Lee motioned to table. Commissioner Paredes seconded the motion. Commissioner Barry asked for an amendment to leave the public hearing open. Commissioner Lee approved that amendment. Commissioners Tuttle, Ghent, Scheer, Paredes, Lee, Burrows, Barry, and Christensen voted “yes”. The motion to table passed.

A short break was called at 7:27. The meeting reconvened at 7:33 PM.

4. **Zoning Map Amendment at approximately 1018 E 900 South** - Evan and Tina Jenkins, the property owners, are proposing a Zoning Map Amendment for their property at the above-stated address. The request is to rezone the property from RMF-35 (Moderate Density Multi-family Residential) to RMF-30 (Low Density Multi-family Residential) to allow greater flexibility in housing types. This property is located within District 5, represented by Darin Mano. (Staff Contact: Cassie Younger at 801-535-6211 or cassie.younger@slcgov.com) **Case Number: PLNPCM2022-01120**

Senior Planner Cassie Younger reviewed the petition as outlined in the Staff Report. She stated that Staff recommends that the Planning Commission forward a positive recommendation to City Council.

The applicants Tina and Even Jenkins stated that Ms. Younger stated everything that needed to be said.

PUBLIC HEARING

Kristina Robb - East Liberty Park Community Organization Chair – Felt the proposal had changed and that the previously supplied comments from the Council no longer fit the situation. Shared that most people in the community were concerned over the change of zoning and the impact on parking.

Alicia Cunningham Bryant – East Liberty Community Organization Land Use Committee – Does not approve or disapprove of the project presented before the commission because they have not had time to review the current proposal. She stated they support increased housing opportunities but is concerned about making sure the housing options are affordable.

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

The Commission and Staff discussed whether a zoning change would make it spot zoning and the development standards for the current and proposed zoning.

MOTION

Commissioner Scheer stated, “Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission forward a positive recommendation to the City Council to approve PLNPCM2022-01120.” Commissioner Ghent seconded the motion. Commissioners Lee, Paredes, Scheer, Burrows, Barry, Tuttle, and Vice-Chair Christensen voted “yes”. The motion passed.

Commissioner Lee recused himself from the following item.

5. **Zoning Map and Master Plan Amendments at approximately 1435 S State Street** - Matthew Ratelle of the Colmena Group is requesting approval to amend the official zoning map and the associated future land use map designation of the following properties: 1435 S. State Street zoned CC (Commercial Corridor), 1420 S. Edison Street zoned CC (Commercial Corridor), and 121 East Cleveland Avenue zoned R-1/5,000 (Single Family Residential).
 - a. **Zoning Map Amendment:** This request is to rezone the properties from CC Commercial Corridor and R-1/5,000 (Single-family Residential) to the FB-UN2 (Form Based Urban Neighborhood) zoning district and to add the northeast corner of State Street and Cleveland Avenue to other sites/corners in the FB-UN2 district that allow buildings up to 65 feet in height.
Case Number: PLNPCM2022-01183
 - b. **Master Plan Amendment:** A request to amend the Central Community Master Plan’s Future Land Use Map to redesignate the properties in question from Medium Mixed-Use and Low Density Residential to High Mixed Use. A formal development proposal has not been submitted at this time. Case Number: **PLNPCM2022-01184**

The subject properties are located within Council District 5, represented by Darin Mano. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com)

Principal Planner Aaron Barlow reviewed the petition as outlined in the Staff Report. He stated that Staff recommends the Planning Commission forward a positive recommendation to City Council.

The applicants Matthew Pantel and Simon Rusinski discussed the project and how they feel it will benefit the neighborhood.

Vice-Chair Christensen opened the public hearing.

PUBLIC HEARING

Natasha Curtis – likes the idea of the area being renovated but doesn't like the proposed height. She also wanted to know if the Coco Wok was going to remain.

The applicant stated that they had not received an official answer from Coco Wok, but they would welcome them to stay.

The Commission and Staff discussed the proposed height and neighboring projects of similar height.

MOTION

Commissioner Ghent 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 Tuttle seconded the motion. Commissioners Tuttle Barry Ghent Burrows Scheer Paredes and Vice-Chair Christensen voted “yes”. The motion passed.

Commissioner Ghent stated, “Based on the information presented and the discussion, I move that the Commission recommend that the City Council approve this Zoning Map amendment.” Commissioner Scheer seconded the motion. Commissioners Paredes, Scheer, Burrows, Ghent, Barry, Tuttle, and Vice-Chair Christensen votes “yes”. The motion passed.

Commissioner Lee rejoined the meeting.

6. **Zoning Map and Master Plan Amendments at approximately 116 E Edith Avenue** - Ian Kaplan of ADDvirtue LLC, representing the Property Owner, Nazar Enterprises, regarding the above-stated address. This parcel has been used as a parking lot for the commercial building directly to the West (1207 S State St.). The property has maintained this use for the life of the existing structure. The applicant desires to amend the Master Plan Future Land Use Map and zone to match its existing use.
 - a. **Zoning Amendment:** Requesting to change the current zoning from R-1-5000 (Single-Family Residential) to CC (Commercial Corridor). **Case Number: PLNPCM2022-01160**
 - b. **Master Plan Amendment:** A request to amend the Central Community Master Plan's Future Land Use Map to redesignate the properties in question from Low Density Residential to Community Commercial. **Case Number: PLNPCM2022-01161**

The subject property is within Council District 5, represented by Darin Mano. (Staff Contact: Grant Amann, 801-535-6171 or grant.amann@slcgov.com)

Associate Planner Grant Amann reviewed the petition as outlined in the Staff Report. He stated that Staff recommends that the Planning Commission forward a positive recommendation to City Council.

The applicant Ian Kaplan stated that the owner had no future development plans and hopes to pass down the property to his children.

PUBLIC HEARING

Comment read into the record from Adrian Carector – Opposed, has concerns about vagrancy and privacy.

Nicole

Drew Hansen – Opposed, says vagrancy and sound has increased. Says the lot is used for Uhaul storage.

Nicole Johnson – Opposed due to increased traffic and sound. Wants street to become a one-way.

Adriana Rector – Opposed due to vagrancy and increased traffic.

Rick Joseph – Says property recently became a U-haul drop off location and is concerned that the commercial property will expand.

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

Commissioner Barry stated that the existing conditions are out of the purview of the Commission. The Commission discussed whether the change of zoning would be an improvement. The Commission asked Staff whether U-haul storage would be a permitted use in a CC zone. Staff stated that he was not sure. Commissioner Ghent stated that it would not be allowed in a residential zone. Planning Manager Amy Thompson asked Grant Amann for clarification on where the U-haul were being parked, whether they were stored on the residential or commercial part of the lot. Grant clarified that at the time of the application he was unaware of the activity on the property. The applicant also stated that when he was approached by the property owner for the rezone there were no U-haul vehicles stored on site. Commissioners wanted clarification as to whether a U-haul type business would be a permitted or conditional use in the CC zone. Senior City Attorney Katherine Pasker stated that off-site parking is a permitted use in the CC zone.

MOTION

Commissioner Scheer stated, “based on the information presented in the discussion I move that the Planning Commission recommend that City Council deny this proposal for a Master Plan Amendment for the following reasons: that there we are not aware of any particular reason to do this. Commissioner Ghent offered an amendment to the reason being that it is inconsistent with Plan Salt Lake. Commissioner Scheer agreed to the amendment. Commissioner Ghent seconded the motion. Commissioner Paredes, Scheer, Ghent, Tuttle, Barry, Burrows, Lee, and Vice-Chair Christensen voted “yes”. The motion passed.

Commissioner Scheer stated, “Based on the information presented and the discussion I move that the Planning Commission recommend that the City Council deny this proposal for a zoning map Amendment for the reasons that it's inconsistent with Plan Salt Lake. Commissioner Ghent seconded the motion. Commissioners Lee, Scheer, Ghent, Tuttle, Barry, Burrow, Paredes, and Vice-Chair Christensen voted “yes”. The motion passed.

Commissioner Paredes left the meeting.

7. ~~Zoning Map and Master Plan Amendments at approximately 135, 159, & 163 W Goltz Avenue & 1036 S Jefferson Street~~ TAG SLC, LLC is requesting a Zoning Map and Master Plan Amendment within the Ballpark Station Area:
- a. ~~Zoning Map Amendments:~~ To rezone the following properties from RMF-35 (Moderate Density Multi-Family Residential Zoning District) to R-MU (Residential Mixed Use)
 - i. ~~135 W Goltz~~ **POSTPONED** ~~2021-01308~~
 - ii. ~~159 & 163 W~~ **POSTPONED** ~~2021-01307~~
 - iii. ~~1036 S Jefferson Street~~ **Case Number: PLNPCM2021-01309**

~~b. **Master Plan Amendments:** To amend the Ballpark Station Area Plan, Future Land Use Designations of the subject properties from Medium Density Residential to High Density Residential Mixed Use:~~

~~iv. 135 W Goltz Avenue **Case Number: PLNPCM2022-00199**~~

~~v. 159 & 163 W Goltz Avenue **Case Number: PLNPCM2022-00207**~~

~~vi. 1036 S Jefferson Street **Case Number: PLNPCM2022-00198**~~

~~The proposed amendments are intended to allow the property owners to accommodate several multi-family developments. Future development plans were not submitted with this application. The properties are located within Council District 5, represented by Darin Mano. (Staff Contact: Brooke Olson at 801-535-6184 or brooke.olson@slcgov.com)~~

8. **Text Amendment for the H Historic Preservation Overlay District** - Mayor Erin Mendenhall has initiated a petition for a Text Amendment that would generally impact the H (Historic Preservation Overlay) District which applies to properties within a local historic or landmark site and also outlines process and standards for local historic designations, boundary adjustments, and revocation of designation. The purpose of the proposed text amendments is to make the ordinance easier to use for applicants, property owners, staff, and the Historic Landmark Commission in its administration, as well as create new processes for adopting and updating historic resource surveys. The proposed amendments involve multiple chapters of the zoning ordinance related to the H District and changes would apply citywide. (Staff contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Number: PLNPCM2023-00123**

Planning Manager Amy Thompson reviewed the petition as outlined in the Staff Report. She stated that Staff recommends that the Planning Commission forward a positive recommendation to City Council.

The Commission and Staff discussed survey requirements and it was clarified that consultants do the surveys and not Staff.

Vice-Chair Christensen opened the public hearing.

PUBLIC HEARING

Kristina Robb – East Liberty Park Community Organization – Concerned over a noticing issue.

Cindy Cromer – Feels the distinction between Contributory and Non-Contributory process lacks public process.

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

The Commission and Staff discussed the noticing process. Staff clarified that there were no changes to the noticing requirements, but additional materials would be required for the demolition of a non-contributing building in a H district.

The Commission and Staff discussed the process of designation of a contribution or non-contributing building.

MOTION

Commissioner Barry stated, "Based on the information presented and discussion, I move that the commission recommend that the city council adopt this proposal." Commissioner Burrows seconded

the motion. Commissioners Lee, Scheer, Burrows, Ghent, Barry, Tuttle, and Vice-Chair Christensen voted “yes”. The motion passed.

The meeting adjourned at approximately 9:05 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.