

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326**  
**Salt Lake City, Utah 84111**  
**Wednesday, June 14, 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 and Vice-Chair Mike Christensen, and Commissioners, Andres Paredes, Aimee Burrows, Brenda Scheer, Rich Tuttle, Jon Lee, Andra Ghent, Anaya Gayle, and Levi de Oliveira. Commissioner Amy Barry was excused from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager John Anderson, Senior City Attorney Paul Nielson, Senior Planner Lex Traughber, Senior Planner Cassie Younger, Principal Planner Katia Pace, Principal Planner Brooke Olson, Policy Director Angela Price, Transportation Planner Susan Landmark, and Administrative Assistant David Schupick.

**REPORT OF THE CHAIR AND VICE CHAIR**

The Chair gave a reminder for the Commissioners to be professional and respectful during the meetings. The Vice-Chair had nothing to report.

**REPORT OF THE DIRECTOR**

Planning Director Nick Norris shared ordinances that had recently been adopted by City Council.

**OPEN FORUM**

Commissioner Andra Ghent asked for clarification on public hearing requirements of administrative matters. Paul Nielson stated that a public hearing is required for all administrative items.

**Commissioner Mike Christensen motioned to move forward with the Consent Agenda as posted. Commissioners Andra Ghent seconded the motion. Chairperson Maurine Bachman and Vice-Chair Mike Christensen, and Commissioners, Andres Paredes, Aimee Burrows, Brenda Scheer, Rich Tuttle, Jon Lee, Andra Ghent, Anaya Gayle, and Levi de Oliveira voted “yes”. The Consent Agenda moved forward.**

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

**1. Approval of the Minutes for May 24, 2023**

**2. 29th Ward Meeting House Conditional Use - Adaptive Reuse of a Landmark Building in a Residential District** - Warren Lloyd, of Lloyd Architects, representing the property owner Kent Whipple, is requesting Conditional Use approval for the operation of a religious, social, and community center in the historic 29<sup>th</sup> Ward Meeting House building, located at 1102 W. 400 North, which is a Landmark Site. The property is located in the R-1/7000 zoning district and within Council District 1, represented by Victoria Petro. (Staff Contact: Lex Traughber at 801-535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)) **Case Number PLNPCM2023-00165**

## **PUBLIC HEARING**

Chairperson Maurine Bachman opened the public hearing.

Debbie Stone shared their disapproval of the 29th Ward Meeting House Conditional Use - Adaptive Reuse of a Landmark Building in a Residential District item.

Ted Louis shared their disapproval of the 29th Ward Meeting House Conditional Use - Adaptive Reuse of a Landmark Building in a Residential District item.

Barbra Yoshimatsu shared their disapproval of the 29th Ward Meeting House Conditional Use - Adaptive Reuse of a Landmark Building in a Residential District item.

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

## **MOTION**

**Commissioner Mike Christensen motioned to approve the Consent Agenda. Commissioner Andra Ghent seconded the motion. Vice-Chair Mike Christensen, and Commissioners, Andres Paredes, Aimee Burrows, Brenda Scheer, Rich Tuttle, Jon Lee, Andra Ghent, and Levi de Oliveira voted “yes”. Commissioner Anaya Gayle and Chairperson Maurine Bachman abstained from approving the minutes due to not being present at the previous meeting but approved of the rest of the consent agenda. The motion passed.**

## **REGULAR AGENDA**

**1. Alley Vacation at approximately 268 W Paxton Avenue** - A request from RCB Rental Properties and Little Garage, Inc. to vacate the north-south portion of the “L” shaped alley between 1161 South 300 West and 268 West Paxton Avenue. The alley is part of the Harrington, Donnelly and Newell's Subdivision. The reason for the request is that the alley has become a nuisance, contributing to unsafe conditions. The properties abutting this alley are zoned CG (General Commercial Zoning District) and are located within Council District 5, represented by Darin Mano. (Staff Contact: Katia Pace at 801-535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)) **Case Number PLNPCM2022-01128**

Principal Planner Katia Pace reviewed the petition as outlined in the Staff Report. Ryan Merriman, the attorney for the applicant provided additional details on the project and their solution for the current issue.

The Commission asked questions and discussed details to understand further layout of access to properties within the agenda item. Commissioner Anaya Gayle gave a recommendation to have the easement signed and held in escrow until the conditions of being recorded are met. Commissioner Aimee Burrows asked who would be in charge of enforcing the easement in granted. Ryan Merriman stated that it would be the private property owners responsibility.

## **PUBLIC HEARING**

Chairperson Maurine Bachman opened the public hearing.

James Abes stated the need for access to his property and concerns for the alleyway being open.

Phil Gibbins stated concerns for the alleyway being open.

Ryan Bushman stated desire to work with neighbors but concerns for the alleyway being open.

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

Nick Norris asked the applicant if there had been any consideration of vacating the entirety of the alley. The applicant stated that they were unsure if all the property owners would have accepted that at the time they filed the application.

The Commissioners discussed their thoughts on the application, and if they would be interested in tabling it.

## MOTION

Commissioner Aimee Burrows stated, “I move that the Planning Commission table this item to a later date to be determined by staff and the public hearing can be reopened at that time.” Commissioner Anaya Gayle seconded the motion. Chairperson Maurine Bachman and Vice-Chair Mike Christensen, and Commissioners, Andres Paredes, Aimee Burrows, Rich Tuttle, Jon Lee, Anaya Gayle, and Levi de Oliveira voted “yes”. Commissioner Brenda Scheer and Andra Ghent voted “no”. The motion passed.

~~2. **The Silos Planned Development and Design Review at approximately 568 S 400 West** — Keith Smith, representing the property owners, has applied to the city for approval of Planned Development and Design Review petitions for 2 buildings within a mixed use development (the Silos) located at approximately 568 S 400 W. The proposed development consists of a multi-family building containing studio, 1, and 2 bedroom units and a mixed use building containing ground floor commercial units with studio and 2 bedroom apartments on the upper floors. The site includes 5 existing parcels that will be consolidated into 2 parcels for a property is located within the~~

**POSTPONED**

~~**Design Review:** The maximum Commercial zone is 60 feet by- Review approval. The applicant is requesting approval for approximately 83 and 85 feet of building height for each building.~~

~~total of 2.5 acres. The subject General Commercial (CG) district.~~

~~building height in the CG General right and up to 90 feet with Design~~

~~**Planned Development:** The modifications requested through the planned development are as follows:~~

- ~~• a lot and associated building without public street frontage,~~
- ~~• reduction in the corner side yard (along 600 S) from 10 feet to 0 feet,~~
- ~~• a public street facing façade without a building entrance, and~~
- ~~• upper level decks and ground floor awnings projecting into a required front yard setback.~~

~~The property is within Council District 2, represented by Alejandro Puy. (Staff contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com) **Case Numbers PLNPCM2023-00018 & PLNPCM2023-00019**~~

**3. Planned Development & Preliminary Subdivision for Mews Townhomes at approximately 720 & 724 S 300 East** - Bogart McAvoy, property owner, is requesting approval of a Planned Development and Preliminary Subdivision at 720 and 724 S 300 E for lots without public street frontage and that vary from development standards in the RMF-35 zone. This development includes seven (7) townhomes each on their own lot. This is located in District 4, represented by Ana Valdemoros. (Staff Contact: Cassie Younger at 801-535-6211 or [cassie.younger@slcgov.com](mailto:cassie.younger@slcgov.com)) **Case Numbers PLNPCM2023-00200 & PLNSUB2023-00254**

Principal Planner Cassie Younger reviewed the petition as outlined in the Staff Report. The applicants gave a formal presentation outlining more details of the project.

**PUBLIC HEARING**

Chairperson Maurine Bachman opened the public hearing.

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

**MOTION**

Commissioner Aimee Burrows stated, “Based on the findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Planned Development petition (PLNPCM2023-00200) and Preliminary Subdivision (PLNSUB2023- 00254) as proposed, subject to complying with the conditions listed in the staff report.” Commissioner Rich Tuttle seconded the motion. Chairperson Maurine Bachman and Vice-Chair Mike Christensen, and Commissioners, Andres Paredes, Aimee Burrows, Brenda Scheer, Rich Tuttle, Jon Lee, Andra Ghent, Anaya Gayle, and Levi de Oliveira voted “yes”. The motion passed unanimously.

**4. TAG SLC Master Plan and Zoning Map Amendments at approximately 135, 159, and 163 W Goltz Avenue and 1036 S Jefferson Street** - TAG SLC, LLC is requesting the following Master Plan and Zoning Map Amendments for the properties located at approximately 135, 159, and 163 W Goltz Avenue and 1036 S Jefferson Street:

**Ballpark Station Area 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.

**Zoning Map Amendments:** To rezone the subject properties from RMF-35 (Moderate Density Multi-Family Residential Zoning District) to R-MU (Residential Mixed Use).

The proposed amendments are intended to allow the property owner 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 801-535-7118 or [brooke.olson@slcgov.com](mailto:brooke.olson@slcgov.com)) **Case Numbers PLNPCM2021-01307, PLNPCM2021-01308, PLNPCM2021-01309, PLNPCM2022-00198, PLNPCM2022-00199, & PLNPCM2022-00207**

Principal Planner Brooke Olson reviewed the petition as outlined in the Staff Report. Jordan Atkin representing the applicant gave a formal presentation.

**PUBLIC HEARING**

Chairperson Maurine Bachman opened the public hearing.

Doug Flagler representing the Ballpark Community Council & the Central Ninth Community Council stated their disapproval of the proposal.

Charles Button stated their disapproval of the proposal.

Marcus Straight stated their disapproval of the proposal.

Lee Anderson stated their disapproval of the proposal.

Hank Mastan stated their disapproval of the proposal.

I.E. stated their disapproval of the proposal.

Carleton Alen stated their disapproval of the proposal.

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

Jordan Atkins addressed concerns and comments brought up in the public comments. Commissioners Jon Lee and Andres Paredes stated encouragement for increasing density within Salt Lake City. Commissioner Andra Ghent shared thoughts on this location being so close to great biking infrastructure in the city, and also being close to public transit. Commissioner Anaya Gayle asked if there were any indications from the master plan for the ballpark area that control the development of additional high density housing. Marcus Wright stated that the plan is not looking to stop density but to appropriately place it with keeping the interior block at a lower density.

## **MOTION**

**Commissioner Aimee Burrows stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council deny this proposal for the Zoning Map amendments and the Master Plan amendments.” Commissioner Anaya Gayle seconded the motion. Chairperson Maurine Bachman and Commissioners Aimee Burrows, Brenda Scheer, Rich Tuttle, and Anaya Gayle voted “yes”. Vice-Chair Mike Christensen and Commissioners Andra Ghent, Andres Paredes, Levi de Oliveira, and Jon Lee voted “no”. The motion tied.**

**Commissioner Andra Ghent stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council approve this proposal for the Zoning Map amendments and the Master Plan amendments.” Commissioner Andres Paredes seconded the motion. Vice-Chair Mike Christensen and Commissioners Andra Ghent, Andres Paredes, Levi de Oliveira, and Jon Lee voted “yes”. Chairperson Maurine Bachman and Commissioners Aimee Burrows, Brenda Scheer, Rich Tuttle, and Anaya Gayle voted “no”. The motion tied.**

**Vice-Chair Mike Christensen stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council deny this proposal for the Zoning Map amendments and the Master Plan amendments.” Commissioner Anaya Gayle seconded the motion. Chairperson Maurine Bachman and Vice-Chair Mike Christensen and Commissioners Aimee Burrows, Brenda Scheer, Rich Tuttle, and Anaya Gayle voted “yes”.**

**Commissioners Andra Ghent, Andres Paredes, Levi de Oliveira, and Jon Lee voted “no”. The motion passed.**

The Commission took a 5 minute break to reconvene at 8:05 PM.

## **BRIEFINGS**

**1. Thriving in Place** - The Planning Commission will receive a briefing on the draft of Thriving in Place, a community driven plan that is in response to gentrification and displacement in Salt Lake City. The Planning Commission has received prior briefings on the progress of the plan. This briefing will provide an overview of the goals and strategies of Thriving in Place that have resulted from over 2,000 community comments, data analysis, and anti-displacement best practices. This briefing will occur during the 45-day public comment period. (Staff Contact: Ruedigar Matthes at 385-415-4701 or [Ruedigar.Matthes@slcgov.com](mailto:Ruedigar.Matthes@slcgov.com))

Policy Director Angela Price and Transportation Planner Susan Landmark reviewed the petition as outlined in the Staff Report. Commissioner Andra Ghent asked if there has been any research done on the right to shelter policy. Commissioner Levi de Oliveira stated that he would like to see more focus on access to home ownership. Commissioner Brenda Scheer had concerns on numerical goals that will be set to keep expectations on track.

## **OTHER BUSINESS**

**1. Policy and Procedures** - The commission will discuss modifications to the policies and procedures related to requests from applicants to remove an item from an agenda after it has been published. (Staff Contact: Nick Norris at Planning Director at 801-535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com))

Planning Director Nick Norris reviewed the petition as outlined in the Staff Report. The Commissioners gave positive feedback to the changes and added additional details on their thoughts of why this will be beneficial.

## **MOTION**

**Commissioner Mike Christensen stated, “I motion that the commission adopt the modification to the policies and procedures related to requests to postpone an agenda item.” Commissioner Anaya Gayle seconded the motion. Chairperson Maurine Bachman and Vice-Chair Mike Christensen, and Commissioners, Andres Paredes, Aimee Burrows, Brenda Scheer, Rich Tuttle, Jon Lee, Andra Ghent, Anaya Gayle, and Levi de Oliveira voted “yes”. The motion passed unanimously.**

The meeting adjourned at approximately 9:00 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.*