

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 315
Salt Lake City, Utah 84111
Wednesday, June 28, 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, Aimee Burrows, Rich Tuttle, Andra Ghent, Anaya Gayle, and Amy Barry. Commissioners Jon Lee, Brenda Scheer, 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, Principal Planner Michael McNamee, Principal Planner Diana Martinez, and Administrative Assistant Aubrey Clark.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair had nothing to report.

The Vice-Chair had nothing to report.

REPORT OF THE DIRECTOR

Planning Manager Amy Thompson reported that the decision from the Appeals Hearing Officer regarding the Kum & Go gas station had not yet been received.

APPROVAL OF THE MEETING MINUTES FOR JUNE 14, 2023

Commissioner Andra Ghent motioned to approve the minutes. Commissioner Aimee Burrows seconded the motion. Commissioners Christensen, Burrows, Ghent, Tuttle, Gayle, and Chair Bachman voted "yes". Commissioner Barry abstained due to absence at that meeting.

OPEN FORUM

Commissioner Barry wanted to know if there was going to be additional trainings and briefings. Staff clarified that trainings would still be available. Commissioner Barry specified a few topics they would like briefings on.

REGULAR AGENDA

1. **The Silos Design Review and Planned Development at approximately 568 S 400 West** - Keith Smith of Lowe Property Group has applied to the city for approval of 2 buildings within a mixed-use development. 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 7 existing parcels that will be consolidated into 4 parcels for a total of 5.5 acres. The subject property is located within the General Commercial (CG) district.
 - a. **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 83 and 85 feet of building height for each building. **Case Number: PLNPCM2023-00018**

- b. Planned Development:** Through the planned development, the applicant is requesting approval for a lot and building without street frontage, a reduced corner side yard setback, a street facing facade without a building entrance, and building projections that encroach into a required front yard. **Case Number: PLNPCM2023-00019**

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

Principal Planner Katilynn Harris reviewed the petition as outlined in the staff report. She stated that staff recommends approval with the conditions listed in the staff report.

Keith Smith of Lowe Property Group gave a short introduction for the architect, Pieter Berger. Pieter reviewed their proposal and the overall vision for the block.

Commissioner Barry asked if there were going to be additional entrances to the south façade and whether there was a better rendering of that façade.

Commissioner Burrows asked why there was no recognized community organization for that part of the city. Staff clarified that the group has not renewed their registration. Commissioner Burrows wanted to know if there was any conversation with the Downtown Community Group. Katilynn Harris stated that there was no official contact with the group but all property owners and residents within 300 yards of the project were notified. Planning Manager Amy Thompson clarified that it was within the zoning ordinance that organization must register with the Records Office in order to be recognized and staff is not obligated to send notices to organizations that are not registered.

Chair Bachman opened the Public Hearing.

PUBLIC HEARING

Seeing that no one wished to speak, Chair Bachman closed the public hearing and turned the meeting back over to the Commission.

Chair Bachman asked if there was a better rendering of 600 south they could share. The applicant displayed another rendering.

Commissioner Gayle share her opinion that the 600 south façade shouldn't be more walkable since it is right next a freeway entrance.

Commissioner Barry was not favorable to the 600 south façade stating it was not an inviting visual experience.

Commissioner Gayle wanted to know if the ground level was all residential or if there were amenities. The applicant stated it was all residential.

Commissioner Ghent was concerned over noise levels.

Commissioner Gayle wanted verification that there would be a development agreement for the public use areas. Staff clarified there would be a public easement.

MOTION

Commissioner Burrows stated, "Based on the information presented and the discussion, I move that the Commission approve these applications as follows: 1. The Design Review with the conditions listed in the staff report; and 2. The Planned Development with the conditions listed in the staff report."

Commissioner Gayle seconded the motion. Commissioners Gayle, Tuttle, Ghent, Burrows, Christensen, and Chair Bachman voted "yes". Commissioner Barry voted "no". The motion passed with 6 "yes" and 1 "no" vote.

2. **Bumper House Apartments Design Review & Planned Development at approximately 1050 S Washington Street** - George Hauser of SMH Builders, representing the property owner, has requested a Design Review and Planned Development approval to develop a 287-unit apartment building in the CG (General Commercial) zoning district.
- a. **Design Review:** Buildings in the CG zone which are over 60' tall, and up to 90' tall, are permitted only with Design Review approval by the Planning Commission. The project requires Design Review approval as it is proposed to be 73'10" tall. **Case Number: PLNPCM2022-01165**
 - b. **Planned Development:** Three modifications are requested through the planned development: encroachment of balconies into front and rear yard areas, reduction in required setback for front and rear building facades, and modification to minimum dimensions for some parking stalls and maneuvering areas in parking garage. **Case Number: PLNPCM2022-01166**

The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Michael McNamee at 801-535-7226 or michael.mcnamee@slcgov.com)

Principal Planner Michael McNamee reviewed the petition as outlined in the staff report. He stated that staff recommends approval of the project.

George Hauser, the project sponsor and architect, reviewed the project.

Commission Barry asked if the same project was reviewed a few years ago. The applicant clarified that it was the same parcel.

PUBLIC HEARING

Chair Bachman opened the public hearing.

Seeing that no one wished to speak, Chair Bachman closed the public hearing and turned the meeting back over to the commission.

MOTION

Commissioner Gayle stated, "Based on the information presented and the discussion, I move that the commission approve these applications, both the Design Review request and the Planned Development."

Commissioner Tuttle seconded the motion. Commissioners Christensen, Burrows, Ghent, Barry, Tuttle, Gayle, and Chair Bachman voted "yes". The motion passed.

3. **Alley Vacation at approximately 827 E. Wilmington Avenue** - Russell Bollow is requesting approval for an Alley Vacation located north of the above-stated address. The proposal is to vacate (or to give up public ownership of) a portion of a public alley approximately 17.3 feet by 119 feet, starting at a point 156.75 ft from 800 East. The property is located within District 7, represented by Amy Fowler. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Number: PLNPCM2023-00225**

Principal Planner Diana Martinez reviewed the petition as outlined in the staff report. She stated that staff recommends a positive recommendation be forwarded to City Council.

The applicant had no presentation.

PUBLIC HEARING

Chair Bachman opened the public hearing.

Seeing that no one wished to speak, Chair Bachman closed the public hearing and turned the meeting back over to the commission.

Commission Burrows asked for an explanation of a public comment included in the staff report. Staff explained the comment and how the alley vacation would affect the commenter.

Commissioner and staff discussed the proposed alley vacation and the pros and cons of allowing alley vacations.

The applicant discussed their motivation to vacate the alley.

MOTION

Commissioner Gayle stated, “Based on the information presented and the discussion, I move that the Commission forward a positive recommendation to City Council for this application.”

Commission Christensen seconded the motion. Commissioners Christensen, Ghent, Tuttle, Gayle, and Chair Bachman voted “yes”. Commissioner Burrows and Barry voted “no”. The motion passed with 5 “yes” votes and 2 “no” votes.

The meeting adjourned at approximately 7:05 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.