

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, July 12, 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, Jon Lee, Brenda Scheer, Rich Tuttle, Andra Ghent, Anaya Gayle, and Amy Barry. Commissioners Aimee Burrows and Levi de Oliveira were excused from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager John Anderson, Community and Neighborhoods Deputy Director Orion Goff, Senior City Attorney Paul Nielson, Principal Planner Rylee Hall, and Administrative Assistant Aubrey Clark.

Chair Bachman shared the opening statement.

APPROVAL OF THE MEETING MINUTES FOR JUNE 28, 2023

Commissioner Mike Christensen motioned to approve the meeting minutes. Commissioner Anaya Gayle seconded the motion. Commissioners Gayle, Tuttle, Barry, Ghent, Christensen, and Chair Bachman voted “yes”. Commissioners Lee and Scheer abstained due to absence at the meeting. The motion passed.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair had nothing to report.

The Vice-Chair had nothing to report.

REPORT OF THE DIRECTOR

Director Nick Norris stated that he had nothing to report.

OPEN FORUM

Chair Bachman brought up comments made by an Appeals Hearing Officer regarding the Kum & Go petition. The Commission and Staff discussed possible processes regarding the discussion of petitions going forward and improving motions to include commissions regarding specific findings.

REGULAR AGENDA

- 1. Design Review at Approximately 980 W Euclid Avenue** - Jeff Douglas, representing the property owner, is requesting Design Review approval to develop a 36-unit multi-family development at 980 W Euclid Ave in the TSA-UN-T (Transit Station Area District, Urban Neighborhood Transition Area). The applicant is requesting the option for ground floor use and visual interest as indicated in Design Standards Defined, 21A.37.050.A.2. This option allows for some flexibility in the amount of required active ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest. An applicant utilizing this option must proceed through the design review process. 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 Number: PLNPCM2022-00838**

Principal Planner Rylee Hall reviewed the petition as outlined in the staff report. She stated that Staff recommends approval of the project.

The project architect, Jeff Douglas, stated that he did not have a presentation and felt that Rylee covered the project well.

Commissioner Barry had questions asking how the requirement for ground floor use was calculated. Staff clarified how that was calculated.

PUBLIC HEARING

Chair Bachman opened the public hearing.

Carlos – 119 S 1000 W – wants to know how much parking they will have on the premises. Concerned parking is going to be an issue.

Cindy Cromer – commented on needed visitor parking.

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

Chair Bachman asked the applicant to address the parking concerns spoken by the public.

Jeff Douglas stated that the zoning allowed for no parking spaces, but they are providing 25 percent parking for the project.

Planning Manager John Anderson interrupted the meeting to inform Chair Bachman that there was an email that was received earlier in the day that needed to be read into the record.

Chair Bachman reopened the public hearing.

Email read into the record – Nancy Aviles – in opposition to the petition, feeling that the height of the proposed building was inappropriate for the neighborhood.

Chair Bachman closed the public hearing.

There was a break called due to audio issues at 6:01PM. The meeting reconvened at 6:09PM. Public Hearing reopened.

Principal Planner Rylee Hall supported the applicants comment regarding parking stating that the current parking requirements would be zero spaces needed for the project. Chair Bachman stated that the applicant was then doing more than the code required.

Commissioner Gayle wanted clarification what the mural would look like. The Commission and applicant discussed the mural and the material of the garage door and the longevity of the mural.

Commissioner Scheer felt the first floor was short and more of a residential height than commercial, stating that there were not regulations for the area regarding height. Staff affirmed that there were not regulations specific to this project regarding the height of the ground floor. Commissioner Scheer wanted to know if was standards that could be applied for visual interest. Commissioner Scheer let the applicant know that she didn't want to see the height decrease.

Commissioner Lee and Scheer stated they wanted to discuss the height limits at a subsequent meeting because they are seeing as an issue.

MOTION

Commissioner Christensen stated, “Based on the information presented and the discussion, I move that the Commission approves this application based on staff’s recommendation.”

Commissioner Scheer seconded the motion.

A member of the public asked to be allowed to speak due to the technical issues, she came in person and missed the public hearing on the live stream.

Commissioner Tuttle motioned to reopen the public hearing. Commissioner Christensen seconded the motion. Commissioners Gayle, Tuttle, Barry, Ghent, Scheer, Lee, Christensen, and Chair Bachman voted “yes”. The motion to reopen the public hearing passed.

PUBLIC HEARING

Elizabeth – resident of Euclid Avenue – concerned about the number of parking spaces and worried it will affect her disabled father’s ability to access to parking close to his home.

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

Commissioner Gayle praised the speaker for her efforts to be heard. She also stated that the project and right to develop the property are already vested and not up for decision by the commission.

MOTION

Chair Bachman reminded the commission that a motion from Commissioner Christensen was to be considered.

Commissioner Gayle proposed a friendly amendment to add a condition that the art installation be made of durable materials and be long lasting.

The Commission, and Staff discussed the viability of adding the condition to the motion, what the standards for ground floor visual interest are and if they are met, and what durable materials would be. After the discussion commissioner Gayle stated that she did not want to add the amendment.

Commissioner Scheer proposed an amendment to add a condition that the mural be evaluated by the owner ever 5 years for fading and chipping and be maintained in good condition stating that she is concerned over the permanence of the installation. Director Nick Norris suggested removing the “five-year period” so that damage in-between that time can and does get addressed.

Commissioner Christensen stated that he did not feel the amendment was necessary.

Commissioners Tuttle, Barry, Ghent, Lee, Christensen, and Chair Bachman voted “yes”. Commissioners Gayle and Scheer voted “no”. The motion passed 6 to two.

The meeting adjourned at approximately 6:36 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.