

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, July 26, 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, Bree Scheer, Rich Tuttle, Andra Ghent, and Amy Barry. Commissioners Jon Lee, Anaya Gayle, and Levi de Oliveira were excused from the meeting.

Staff members present at the meeting were: Planning Manager Casey Stewart, Planning Manager Kelsey Lindquist, Senior City Attorney Katherine Pasker, Senior Planner Sara Javoronok, Senior Planner Lex Traughber, Senior Planner Diana Martinez, Policy Director Angela Price, and Administrative Assistant David Schupick.

Chair Bachman shared the opening statement.

APPROVAL OF THE MEETING MINUTES FOR JULY 12, 2023

Commissioner Mike Christensen motioned to approve the meeting minutes. Commissioner Rich Tuttle seconded the motion. Commissioners Barry, Ghent, Scheer, Tuttle, Christensen, and Chair Bachman voted “yes”. Commissioner Burrows 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

Planning Manager Casey Stewart gave a recap from last week’s city council meeting with updates on private rezone petitions that were passed as well as an adoption for a text amendment for non-conforming signs.

OPEN FORUM

Commissioner Andra Ghent started a conversation on the topic of improvements that could be made with the ground floor activation within TSA zones. Planning manager Kelsey Lindquist stated that staff has already started the process of looking into amending the TSA zones due to issues with the point-based system. Commissioner Bree Scheer stated agreement in the need for looking into the TSA zones and how some spaces are used more as amenities then ground floor activation.

REGULAR AGENDA

- 1. 9th East Mixed-Use Multifamily Design Review** – Adam Ford, of The Richardson Design Group, on behalf of the property owner and management company, RD Management, is seeking Design Review approval to redevelop the property located at the southwest corner of the intersection of 400 South and 900 East with residential and commercial space. The proposal includes 264 residential

units and approximately 16,000 square feet of commercial space. The applicant is requesting modifications to the requirements for 60% glass on the ground floor of the 900 East street-facing facade and the 200' maximum length of a street-facing facade on 400 South. The property is in the TSA-UN-C zoning district and is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case number: PLNPCM2023-00354**

Senior Planner Sara Javoronok reviewed the petition as outlined in the staff report. She stated that Staff recommends approval of the project. Adam Ford and Jeff Byers, principal architect of the project gave a presentation providing additional details on the project and their intentions for it.

Commissioner Bree Scheer asked clarifying questions on the layout of the project and accessibility to the retail locations.

PUBLIC HEARING

Chairperson Maurine Bachman opened the public hearing.

Esther Hunter from the East Central Community Council spoke regarding the letter of opposition submitted for the project. She reported the group recently met with the architects and owner and they show promising for addressing concerns. She spoke regarding several concerns, including pedestrian safety, adequate green space, retail occupancy, and the length of the building.

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

Commissioner Amy Barry shared appreciation for the different articulation with the storefronts to help define individuality in the storefronts for the pedestrian view.

MOTION

Commissioner Christensen stated, “Based on the information presented and discussion, I move that the Commission approve this application based on the 33’3” setback for the amenity deck as shown on the level two plan that occurs on page 23 of the applicant’s application and staff’s recommendation.”

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

2. **10th & Elm Apartments - Zoning Map Amendment and Design Review** - Salt Lake City has received a request from Mark Isaac, representing the property owner, 1000 E. Sugarhouse Apartments, LLC, for a Zoning Map Amendment to rezone the property located at approximately 2157 S. Lincoln Street from RB (Residential/Business District) to C-SHBD2 (Sugar House Business District) , and Design Review for an apartment complex located at 2131 & 2157 S. Lincoln Street, 2134, 2140, 2156 & 2160 S. 1000 East. With the exception of the 2157 S Lincoln Street parcel, all parcels associated with the project are already zoned C-SHBD2. The property owner intends to construct an apartment complex if the map amendment is approved, and is proposing to integrate the Victorian building on the corner of Lincoln and Elm into the development.
 - a. Zoning Map Amendment (PLNPCM2023-00239) – The applicant proposes to rezone the property located at 2157 S. Lincoln Street from RB (Residential/Business District) to C-SHBD2

(Sugar House Business District). The City Council has decision making authority for map amendment requests taking into consideration the recommendation of the Planning Commission.

- b. Design Review (PLNPCM2023-00092) – The applicant proposes an apartment complex (approximately 238 units) which requires design review approval by the Planning Commission in the C-SHBD2 Zoning District.

The subject properties are located in the Sugar House Business District in City Council District 7 (currently a vacant seat). (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com) **Case numbers: PLNPCM2023-00239 & PLNPCM2023-00092**

Senior Planner Lex Traughber reviewed the petition as outlined in the staff report. He stated that Staff recommends a positive recommendation of the project be forwarded to City Council. The applicants David Vaughn, Mark Isaac, and Jordin Cummings gave a formal presentation providing additional details of the project.

Commissioner Amy Barry stated concerns with the entrance and exit of the project. She also stated the importance of creating a development agreement to keep the Victorian house on the property maintained. The applicant elaborated on the parking, and which points of access would be more utilized. They also spoke that the intention was to use the Victorian home as a useful amenity center.

PUBLIC HEARING

Chairperson Maurine Bachman opened the public hearing.

Judi Short from the Sugarhouse Community Council stated their support for the project but concerns with parking, landscaping, and sidewalk width.

Lynn Schwarz stated their support for the project but concerns with sidewalk width.

Rebecca Davis stated their support for the project but concerns with sidewalk width.

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

Commissioner Amy Barry stated desire for larger sidewalks and concerns for narrow sidewalks with rocks and trees for streetscaping. The Commission discussed different options for increasing sidewalk width on the project.

MOTION

Commissioner Mike Christensen stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council approve the zoning map amendment and include a development agreement in order to guarantee the preservation of the existing Victorian Mansion currently located on the 2157 South Lincoln Street parcel.”

Commissioner Bree Scheer seconded the motion. Commissioners Barry, Burrows, Ghent, Scheer, Tuttle, Christensen, and Chair Bachman voted “yes”. The motion passed unanimously.

Commissioner Bree Scheer stated, “Based on the information presented and discussion, I move that the Commission approve the design review application based on staff’s recommendation with two conditions in the staff report.”

Commissioner Mike Christensen seconded the motion.

Commissioner Amy Barry made a substitute motion stating, “Based on the information presented and the discussion I move that the commission approve the design review application based on staff recommendations with the following modification: That the design review include an increase of the sidewalk to eight feet.”

Commissioner Aimee Burrows seconded the motion.

Senior City Attorney Katherine Pasker clarified that the condition could not be attached to the design review approval and could only be attached to the zoning map amendment approval.

Commissioner Amy Barry withdrew her substitute motion for the design review.

Voting began for the design review motion from Commissioner Bree Scheer, that was seconded by Commissioner Mike Christensen. Commissioners Barry, Burrows, Ghent, Scheer, Tuttle, Christensen, and Chair Bachman voted “yes”. The motion passed unanimously.

Commissioner Amy Barry moved to reopen the previous motion for the zoning map amendment. Commissioner Andra Ghent seconded the motion. Commissioners Barry, Ghent, Tuttle, and Burrows voted “yes”. Commissioner Scheer, Christensen, and Chair Bachman voted “no”. The motion passed with 4 “yes” and 3 “no” vote.

Commissioner Amy Barry stated, “Based on the information presented in discussion I move that the commission recommend that the City Council approve the zoning map amendment with a condition that we enter into a development agreement for the preservation of the Victorian house on the corner of Elm and Lincoln and with the additional condition that we extend the sidewalk to include the parking strip for a wider sidewalk.”

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

The Commission took a five-minute recess.

3. Zoning Map Amendment at approximately 1720 S. & 1734 S. West Temple St. - Larsen Sequist requests to amend the zoning map for the properties at approximately 1720 S. and 1734 S. West Temple St. (15-13-427-006-0000 and 15-13-427-007-0000). The proposal would rezone the subject properties from R-1-5,000 (Residential) to R-MU-45 (Residential Mixed Use), as well as to amend the Future Land Use Map in the Central Community Master Plan from "Low-Density Residential" to "Medium-Density Residential". The subject properties are 0.25 and 0.24 acres (respectively, 10,890 and 10,454 square feet), a total of 0.49 acres. No development plans were submitted with this application.

The following two petitions are associated with this request:

- a. Master Plan Amendment – The associated future land use map in the Central Community Master Plan currently designates the subject properties as "Low-Density Residential". The request is to amend the designation to "Medium-Density Residential". Case Number PLNPCM2023-00380
- b. Zoning Map Amendment- The subject properties are currently zoned R-1-5,000 (Single Family Residential). The request is to amend the zone to R-MU-45 (Residential Mixed Use). Case Number PLNPCM2023-00106

The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Diana Martinez, Principal Planner at 801-535-7215 or diana.martinez@slcgov.com) **Case Numbers: PLNPCM2023-00380 & PLNPCM2023-00106**

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

PUBLIC HEARING

Chairperson Maurine Bachman opened the public hearing.

Amy J Hawkins the chair of the Ballpark Community Council spoke in opposition of the project.

Jeff Sandstrom spoke in opposition of the project.

Paul Svenson spoke in support of the project.

Jesse Bazel spoke in opposition of the project.

Ernest Lloyd Cox spoke in opposition of the project.

Ashley Gomez spoke in opposition of the project.

Mr. Cox spoke in opposition of the project.

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

Vice-Chair Mike Christensen asked if the parcels in the project were part of any area plans. Diana Martinez clarified that they were part of the Central City master plan. Commissioner Bree Scheer asked if the Central City master plan was amended when the down zoning happened. Diana Martinez stated that was correct, in the ordinance it is low density residential.

MOTION

Commissioner Rich Tuttle stated, “Based on the information presented and discussed, I move that the Commission recommend that the City Council deny this proposal for Master Plan amendment for the following reasons: It’s inappropriate without a plan. It does not conform to the Central City master plan which down zoned the area deliberately in 2016. It is not compatible with the neighboring uses. Since it is unknown what the project will be, we do not know whether it will preserve the neighborhood.”

Commissioner Aimee Burrow second the motion. Commissioners Barry, Tuttle, Burrows, Scheer and Chair Bachman voted “yes”. Commissioner Ghent and Christensen voted “no”. The motion passed with 5 “yes” and 2 “no” vote.

Commissioner Aimee Burrows stated, “Based on the information presented and discussed I move that the commission recommend that the city council deny this proposal for zoning map amendment for the following reasons: It doesn't conform to the Central City master plan of 2016.”

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

4. Thriving in Place (Public Hearing) - The Planning Commission received a briefing on the draft of Thriving in Place, a plan to mitigate displacement in Salt Lake City, on June 14. The plan outlines six goals and 22 strategic action items in order to accomplish these goals, including a two-year action plan. The plan overlaps with and complements the City's new five-year housing plan, Housing SLC, which was adopted by the City Council on June 13. The draft underwent a 45-day public comment period that ended on June 30. This is a citywide plan. (Staff contact: Ruedigar Matthes at 385-415-4701 or Ruedigar.Matthes@slcgov.com)

Policy Director Angela Price reviewed the petition as outlined in the staff report. She stated that Staff recommends a positive recommendation of the project be forwarded to City Council.

Commissioner Amy Barry asked clarifying questions on limitations for the RDA for property acquisitions and if they are the primary driver for land acquisition for housing. Commissioner Andra Ghent stated she would like the City to look at all property it acquires in every district, including golf courses, because she believes there are a lot of high opportunity neighborhoods that are not contributing as much in terms of meeting affordability goals.

PUBLIC HEARING

Chairperson Maurine Bachman opened the public hearing.

Alicia Seeley spoke in support of the project, but shared concerns with the zoning regulations specifically, large minimum lot size requirements.

Lynn Schwartz spoke in support of the project.

Judi Short from the Sugarhouse Community Council stated their support for the project, but shared concerns with the amount of funding and the speed of the project.

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

MOTION

Commissioner Bree Scheer stated, “Based on the information presented and discussion in the public hearing, I move that the Commission recommend that the City Council adopt Thriving in Place as the City’s anti-gentrification strategy and mitigation plan and as an addendum to Housing SLC.”

Commissioner Mike Christensen seconded the motion. Commissioners Barry, Burrows, Ghent, Scheer, Tuttle, Christensen, and Chair Bachman voted “yes”. The motion passed unanimously.

The meeting adjourned at approximately 8:41 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.