

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326**  
**Salt Lake City, Utah 84111**  
**Wednesday, August 9, 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, Anaya Gayle, Bree Scheer, Rich Tuttle, Andra Ghent, and Amy Barry. Commissioners Jon Lee and Levi de Oliveira were excused from the meeting.

Staff members present at the meeting were: Planning Manager Wayne Mills, Planning Manager Kelsey Lindquist, Senior City Attorney Paul Nielson, Principal Planner Michael McNamee, Principal Planner Brooke Olson, Principal Planner Andy Hulka, Associate Planner Seth Rios, Principal Planner Aaron Barlow, Senior Planner Cassie Younger, and Administrative Assistant David Schupick.

Chair Bachman shared the opening statement.

**APPROVAL OF THE MEETING MINUTES FOR JULY 26, 2023**

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

**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 Wayne Mills stated he had nothing to report.

**OPEN FORUM**

Commissioner Andra Ghent stated concerns for the minimum amount of parking that is being required for a CG-zone, and if that is something that could be revisited. Planning Manager Wayne Mills stated that Staff is currently in the process of remapping the CG-zones, since currently there are more properties within the CG-zone then should be.

Commissioner Bree Scheer acknowledged that this would be Chairperson Maurine Bachman last meeting on the Planning Commission. The Commission and staff thanked Chairperson Maurine Bachman on her eight years of service on the Planning Commission.

**REGULAR AGENDA**

Commissioner Rich Tuttle arrived to the meeting.

1. **Pickle & Hide Design Review & Planned Development at approximately 739 S 400 W** - Craig Henry with LRK Inc., the property owner representative, is requesting Design Review and Planned Development approval to develop a mixed-use project at approximately 739 S 400 W. The site

consists of seven parcels totaling approximately 2.55 acres (111,000 square feet). The subject property is located in the CG General Commercial District.

The two existing structures (the Pickle & Hide buildings) on the site will be preserved and incorporated into the project. There are 141 mixed-income residential units proposed within the 7-story Hide building, ranging from studios to two-bedroom apartments. The 4-story Pickle building will consist of office space and both buildings will include ground floor retail options. "Pickle Alley", a midblock walkway, provides a connection between the existing Pickle and Hide buildings and the interior of the new development.

- A. Design Review (PLNPCM2023-00187): Design Review approval is required to increase the maximum building heights from 60' to 90' (Hide building) and 73' (Pickle building).
- B. Planned Development (PLNPCM2023-00411): Planned Development approval is required to decrease the front yard area and landscape yard area of the Hide building from 10' to between 3'11" - 5'8" and to decrease the rear yard area from 10' to zero.

The properties are located in Council District 4, represented by Ana Valdemoros. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case numbers: PLNPCM2023-00187 & PLNPCM2023-00411**

Principal Planner Michael McNamee reviewed the petition as outlined in the staff report. He stated that Staff recommends approval of the project. The applicants gave a formal presentation outlining additional details and providing additional renderings of the project.

Commissioner Bree Scheer stated concerns with the width of the midblock walkway going East. Planning Manager Kelsey Lindquist stated that Staff hopes to get a full block connection with a future development and focused on the more robust midblock walkways within the project. Commissioner Bree Scheer stated concerns for people who might seek shelter within the walkway. The applicant stated that there will be tuck-under parking on the office side of the project, making the walkway utilized.

## **PUBLIC HEARING**

Chairperson Maurine Bachman opened the public hearing.

Ronald Dunn spoke in support of the project.

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

Commissioner Bree Scheer stated concerns with the conditions of 400 West and if the applicants have any responsibility to improve the public space. The applicants stated that with the project they will be addressing roughly 315 feet of street frontage on the Northbound side. They also stated that they own the property across the street on 400 West and will be making improvements on that side of the street as well. In regards to address all of 400 West, the applicants have been in contact with UTA to push the tracks extension.

## **MOTION**

**Commissioner Ghent stated, "Based on the information presented and the discussion, I move that the Commission approve the Design Review and Planned Development, with the following modifications:**

- 1. The seven lots must be consolidated prior to the issuance of a building permit.**
- 2. All signage, lighting, and site details delegated to staff for final review.**

**3. A public access easement shall be recorded to ensure the midblock walkways are privately maintained but publicly accessible.”**

Commissioner Scheer asked for clarification if the condition requiring the applicant to obtain an agreement with an off-site parking facility to meet their 196-parking stall requirement was deliberately left out of the motion. Commissioner Ghent stated yes it was. Staff paused the vote for a moment to discuss if the motion could still stand without that condition. The applicant stated that they would be ok with the motion without the fourth condition. Senior City Attorney Paul Nielson stated that without that condition, the applicant would need to meet the parking requirement off-site and provide evidence of that to Staff.

**Commissioner Christensen seconded the motion. Commissioners Barry, Ghent, Burrows, Scheer, Tuttle, Christensen, and Chair Bachman voted “yes”. Commissioner Gayle voted “no”. The motion passed with 7 “yes” and 1 “no” vote.**

**2. Alliance House Planned Development at approximately 1805 South Main Street** - Cowboy Partners, property owner representative, has requested Planned Development approval to construct two new 2-story, multifamily residential apartment buildings located at approximately 1805 S Main Street. The property is in the CC, Corridor Commercial Zoning District and the SSSC South State Street Corridor Overlay Zoning District .The proposed development will consist of 16 deeply affordable, residential units for individuals with incomes as low as 0% of the area median income (AMI), a community room which can be converted to a short term or long-term residential unit as needed, 10 surface parking stalls and two outdoor community patio areas.

Through the Planned Development process, the applicant is requesting the following modifications:

- A. Minimum lot width reduction: The CC zone requires a minimum lot width of 75 feet for new development (21A.26.050.C.2). The existing lot has a lot width of approximately 71 feet, therefore, a lot width reduction is necessary to redevelop the site.
- B. Rear yard setback reduction: The CC zone requires a minimum rear yard building setback of 10 feet. The applicant is requesting a modification to reduce the rear yard setback to 1 foot.
- C. Two principal buildings: The General Zoning Provision, Use of land and building regulations, only permit one principal building per lot in the CC Zone. The applicant is requesting a modification to allow two principal buildings on the subject site.

The property is located within Council District 5 represented by Darin Mano. (Staff contact: Brooke Olson at 801-535-7118 or brooke.olson@slcgov.com) **Case number: PLNPCM2022-00975**

Principal Planner Brooke Olson reviewed the petition as outlined in the staff report. She stated that Staff recommends approval of the project. The applicants spoke more about their organization and the goals of the project.

Commissioner Bree Scheer asked for clarification on their motivations with the site plan and why they decided to reverse where the building and the parking is currently. The applicants stated that there is an easement with Rocky Mountain Power that would require relocation if expanding the building.

## **PUBLIC HEARING**

Chairperson Maurine Bachman opened the public hearing.

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

## MOTION

Commissioner Anaya Gayle stated appreciate for the organizations mission.

**Commissioner Barry stated, “Based on the information presented and discussion, I move that the Commission approve this application with the conditions listed in the staff report.”**  
**Commissioner Gayle seconded the motion. Commissioners Barry, Burrows, Ghent, Gayle, Scheer, Tuttle, Christensen, and Chair Bachman voted “yes”. The motion passed unanimously.**

- 3. M-1 Height Amendment** - Text Amendment Related to Maximum Height in the M-1 District – The Salt Lake Garfield and Western Railway Company has initiated a petition to amend the zoning ordinance related to maximum height in the M-1 Light Manufacturing District. The proposed amendment would allow structures up to 150' in height to be built west of 5600 West and between 100' and 1000' south of I-80. The proposed changes will affect section 21A.28.020 "M-1 Light Manufacturing District" of the zoning ordinance. The affected properties are within Council District 2, represented by Alejandro Puy. (Staff contact: Andy Hulka at 801-535-6608 or [andy.hulka@slcgov.com](mailto:andy.hulka@slcgov.com)) **Case Number: PLNPCM2023-00282**

Principal Planner Andy Hulka reviewed the petition as outlined in the staff report. He stated that Staff recommends a positive recommendation of the project to be forwarded to City Council.

Commissioner Amy Barry asked if there was a list of what qualifies for bulk storage. Principal planner Andy Hulka stated that bulk storage is defined as materials that are loose, unwrapped, non-parceled, or not bundled. Commissioner Amy Barry stated concerns for the amount of hazardous materials that would fit in this definition of bulk material. Andy Hulka stated that there are prohibited uses in the inland port overlay which address some of the most impactful types of used.

The Commission asked clarifying questions on the height of the project to the applicants.

## PUBLIC HEARING

Chairperson Maurine Bachman opened the public hearing.

Leon Deitlaf with RC Willey stated concerns for the project and desires for it to be moved move West.

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

Principal planner Andy Hulka replied to the public comment by stating the boundary for the project was set by the maximum distance going East that the Airport would allow. The applicant stated that moving the project more West would place it away from the train infrastructure, adding more traffic on the roads.

Commissioner Bree Scheer stated concerns with dust debris that could be scattered off sight, and interest in the idea of moving the project more West. The applicant stated they would be willing to meet with RC Willey to discuss a solution to any concerns they might have with the project.

The Commission, Staff, and the applicants discussed ways of defining the height limits of the project within the area near the airport.

## MOTION

Commissioner Christensen stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council adopt this zoning text amendment proposal with the following modifications:

- The section between 5600 West and John Glenn Road be measured from the lower of the runway elevation and the site elevation.”

Commissioner Tuttle seconded the motion. Commissioners Barry, Burrows, Ghent, Scheer, Tuttle, Christensen, and Chair Bachman voted “yes”. Commissioner Gayle recused themselves from the vote due to a direct conflict of interest. The motion passed unanimously.

The Commission took a five-minute break to reconvene at 7:24 PM.

4. **North Temple General Plan Amendment** - Salt Lake City is initiating an amendment to the North Temple Boulevard Plan (NTBP) to remove the recommendation to relocate Madsen Park. The NTBP recommends relocating the park to a more central location within the Euclid neighborhood. However, the community has indicated that there is a preference to maintain Madsen Park at 9 N Chicago St and to improve it to help provide open space for the increase in density along North Temple. This type of project must be reviewed as a general plan amendment. The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Seth Rios at 801-535-7758 or seth.rios@slcgov.com) **Case Number: PLNPCM2023-00327**

Public Lands Planner Ronnie Pessetto reviewed the petition as outlined in the staff report. She stated that Staff recommends a positive recommendation of the project to be forwarded to City Council.

## PUBLIC HEARING

Chairperson Maurine Bachman opened the public hearing.

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

## MOTION

Commissioner Christensen stated, “Based on the information in the staff report I move that the Planning Commission recommend approval of the proposed General Plan Amendment.”

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

## WORK SESSION

1. **Text Amendments to Daycare Uses** - Planning Staff is soliciting feedback on text amendments to child daycare centers and home daycare facilities. Staff will present their proposed changes and provide options, questions, and considerations for these changes. (Staff contact: Cassie Younger at cassie.younger@slcgov.com and Aaron Barlow at aaron.barlow@slcgov.com) **Case number: PLNPCM2019-0225**

Principal Planner Aaron Barlow & Senior Planner Cassie Younger gave a formal presentation on the project.

The Commission asked clarifying questions on the different requirements of Registered & Licensed Family Home or Family Daycares. They also brought up concerns which included homes in neighborhoods not being occupied at night, noise from children, lack of affordable housing, oversaturation of Home or Family

Daycares in neighborhoods, and Home or Family Daycares being located near bars. They also expressed desires for state and city rules and regulations to be as similar as possible to avoid confusion.

## **OTHER BUSINESS**

### **1. Chair and Vice Chair Elections**

**Bree Scheer nominated Mike Christensen for Chair.**

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

**Bree Scheer nominated Andra Ghent for Vice Chair.**

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

The meeting adjourned at approximately 8:35 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.*