

SALT LAKE CITY PLANNING COMMISSION MEETING

**City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, September 13, 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: Chair Mike Christensen and Vice Chair Andra Ghent, and Commissioners, Aimee Burrows, Anaya Gayle, Bree Scheer, Rich Tuttle, Carlos Santos-Rivera, Turner Bitton, and Amy Barry.

Staff members present at the meeting were: Planning Manager John Anderson, Planning Manager Kelsey Lindquist, Senior City Attorney Paul Nielson, Principal Planner Michael McNamee, Senior Planner Sara Javoronok, Senior Planner Lex Traughber, Senior Planner Eric Daems, Senior Planner Cassie Younger, and Administrative Assistant David Schupick.

Chair Mike Christensen shared the opening statement.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair welcomed the two new planning commissioners, Turner Bitton from district 2 and Carlos Santos-Rivera from district 3.

The Vice-Chair had nothing to report.

REPORT OF THE DIRECTOR

Planning Manager Kelsey Lindquist stated policy changes coming out of the thriving in place study with amendments to 21.50, a new title 19, and amendments to title 18.

OPEN FORUM

Commissioner Gayle stated a reminder for the commission to limit their discussion to the questions at hand when reviewing projects. She also provided information and addressed concerns with lack of compassion for affordable housing and the unsheltered community within Salt Lake City.

Chair Mike Christensen & Planning Manager John Andersen modified the agenda removing item 1518 Main Street Apartments Planned Development from this meeting's agenda and apologized for the last-minute amendment.

CONSENT AGENDA

1. APPROVAL OF THE MEETING MINUTES

- 2. Modifications to a Design Review at Approximately 1050 S Washington Street** - George Hauser of SMH Builders, representing the property owner, is requesting approval of modifications to the earlier Design Review approval to develop a 287-unit apartment building. The applicant received Design Review approval on June 28, 2023. Since that time, rooftop elements including mechanical rooms and an occupiable rooftop patio have been identified that exceed the height originally approved through Design Review. In accordance with section 21A.59.080 these modifications to the approved Design Review plans require approval from the Planning Commission. 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) **Case Number: PLNPCM2022-01165**

MOTION

Commissioner Ghent motioned to approve the Consent Agenda. Commissioner Gayle seconded the motion.

Commissioners Scheer, Burrows, Ghent, Barry, Tuttle, Gayle, and Christensen voted “yes”. Commissioners Santos-Rivera & Bitton abstained due to not being commissioners for the previous meeting. The motion passed with 7 “yes” and 2 “abstain” vote.

ADDENDUM: Due to procedural errors, the vote for Consent Agenda item PLNPCM2022-01165 “Modifications to a Design Review at Approximately 1050 S Washington Street” was rescinded. The item was reheard on the September 27, 2023, Planning Commission meeting.

REGULAR AGENDA

1. **Yalecrest - Laird Heights Local Historic District** - Kelly McAleer, a property owner in the proposed local historic district, has submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Yalecrest – Laird Heights Local Historic District are on Laird Avenue from 1300 East to 1500 East including the homes on Laird Circle and Uintah Circle. The request is before the Planning Commission because the local historic district designation process requires the Commission to hold a public hearing and forward a recommendation to the City Council which has final decision making authority on this type of request: a zoning map amendment. The proposed district is located in City Council District 6 represented by Dan Dugan. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com) **Case Number: PLNHLC2023-00074**

Senior Planner Lex Traughber reviewed the petition as outlined in the staff report. He stated that Staff recommends a positive recommendation be forwarded to City Council.

Commissioner Barry asked for clarifications on the standard for the vote as well as the time frame for ballots to be returned. Lex Traughber stated that two-thirds of the 68 ballots sent out will need to be returned and of those returned, 50%+ of them need to be in favor. The time frame for returning the ballots is 30 days.

The applicant gave additional historic details around the project.

PUBLIC HEARING

Chair Mike Christensen opened the public hearing.

Cathy Cottingham stated their support for the project.

Paula Marleen stated their support for the project.

Luke Mishler stated concerns for affordable housing within the project area.

Emily Schreger asked what limitations would be set on homeowners within a historic district.

Seeing no one else wished to speak, Chair Mike Christensen closed the public hearing.

Commissioner Burrows asked staff to elaborate on what changes will be made if the block were to become a historic district.

Commissioner Tuttle asked for a map that displayed all the local historic districts within Salt Lake City.

Senior Planner Lex Traugher stated that within a historic district, any modification to the exterior of the home, building, or the property will be required to go under review by the City for historic appropriateness.

Vice-chair Ghent asked if a local historic district would make it more difficult to be consistent with the city-wide goal of increasing housing units. Planning Manager Kelsey Lindquist stated that the goals are able to be met with converting the existing structures into more units as only exterior changes of the building are reviewed. She also stated that additional units could be constructed on the property to meet requirements. Commissioner Scheer asked if a garage is falling apart, if it could be demolished and a new garage with an ADU on top could be constructed. Kelsey Lindquist stated yes, as garages are not considered contributing structures.

MOTION

Commissioner Barry stated, “Based on the findings listed in the staff report, testimony and information presented, I move that the Commission forward a positive recommendation to the City Council to designate a new local historic district for the Yalecrest –Laird Heights as proposed.”

Commissioner Gayle seconded the motion. Commissioners Scheer, Burrows, Barry, and Gayle voted “yes”. Commissioner Ghent, Bitton, Tuttle, Christensen, and Santos-Rivera voted “no”. The motion failed with 4 “yes” and 5 “no” vote.

Commissioner Ghent stated, “Based on the findings listed in the staff report, testimony and ; information presented, I move that the Commission forward a negative recommendation to the City Council to designate a new local historic district for the Yalecrest –Laird Heights for the following reasons: It is found to be inconsistent with the goals 3 through 5 of plan through Salt Lake, those referring to housing transportation and air quality goals. It also is found to be inconsistent with Housing SLC and Thriving in Place.”

Commissioner Bitton seconded the motion. Commissioner Ghent, Bitton, Tuttle, Christensen, and Santos-Rivera voted “yes”. Commissioners Scheer, Burrows, Barry, and Gayle voted “no”. The motion passed with 5 “yes” and 4 “no” vote.

Commissioner Bitton recused himself for the next item due to involvement with his employer.

- 2. Simondi & 300 N Rezone and MPA - David Foster of Neighborworks Salt Lake is requesting a zoning map amendment and Master Plan amendment for the following properties: 803, 805, 807, & 815 W Simondi Ave and 802, 806, 810, & 814 W 300 N. The request is to rezone these properties from R-1/700, Single Family Residential, to RMF-30, Low Density Multi-Family Residential. They are also proposing a Master Plan Amendment to change the Future Land Use Map of the Northwest Community Plan from Low Density Residential to Medium Density Residential. (Staff Contact: Cassie Younger at (801) 535-6211 or cassie.younger@slcgov.com) **Case Numbers: PLNPCM2023-00361 and PLNPCM2023-00499****

Senior Planner Cassie Younger reviewed the petition as outlined in the staff report. She stated that Staff recommends a positive recommendation be forwarded to City Council. The applicants gave a formal presentation outlining additional details and providing more renderings of the project.

Commissioner Tuttle asked if the proposed I-15 expansion will impact this property. The applicant stated that the project is two blocks away. Commissioner Scheer asked staff if RMF-30 is not

considered low density. Cassie Younger stated that typically medium density is defined as 15 to 30 units per acre which the project would be qualified under.

PUBLIC HEARING

Chair Mike Christensen opened the public hearing.

Eric Bame stated their opposition to the application.

Dan Stewart stated their opposition to the application.

Seeing no one else wished to speak, Chair Mike Christensen closed the public hearing.

Commissioner Scheer asked for clarification since the project is located in a national historic district, would the site go before the Historic Landmarks Commission or the Planning Commission for review when looking for incentives. Kelsey Lindquist stated that Salt Lake City does not regulate National Historic Districts and that changes would be reviewed by either the Planning Commission or building permits.

Commissioner Carlos Santos-Rivera asked about any traffic reports that have been completed for the site. Cassie Younger stated that 800 W & 900 W can both accommodate a wide amount of traffic as well as each unit for the project is required to have one or two off street parking spots depending on housing type.

Commissioner Barry shared the differences between the current zone and what is being proposed and how she feels in favor of the project even without an actual plan for the site provided, due to the parameters within the staff report.

MOTION

Commissioner Carlos Santos-Rivera stated, “Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission forward a positive recommendation to the City Council to approve PLNPCM2023-00361 and PLNPCM2023-00499.”

Commissioner Barry seconded the motion. Commissioners Burrows, Ghent, Barry, Gayle, Christensen, and Santos-Rivera voted “yes”. Commissioner Tuttle and Scheer voted “no”. The motion passed with 6 “yes” and 2 “no” vote.

The commission took a 10-minute break to reconvene at 7:03 PM.

- 3. Commercial Rezone at approximately 1300 South** - Tyler Morris, the applicant representing the property owner, has submitted a petition for a Zoning Map Amendment for the properties located at 2260, 2270, and 2290 E. 1300 South. The properties are currently zoned R-1-7000, which is a single-family residential zone. The petition is to rezone the properties to CB- Community Business. The CB zone allows for a wider range of land uses including multi-family, commercial, retail, and restaurants. However, a specific development proposal has not been provided at this point.

The subject properties are located within Council District 6, represented by Dan Dugan. (Staff Contact: Eric Daems, Senior Planner at 801-535-7236 or eric.daems@slcgov.com) **Case Number: PLNPCM2023-00385**

Senior Planner Eric Daems reviewed the petition as outlined in the staff report. He stated that Staff recommends approval. The applicant gave a formal presentation outlining additional details of the proposal.

Commissioner Barry asked for clarification on why CB was the zone that is being proposed and if there is not another zone available that could accomplish the same goal. Eric Daems stated that CB

was the zone that was requested and it is an appropriate transitional zone from single family. The applicant stated that they thought CB was appropriate for the area with context of neighboring zones.

PUBLIC HEARING

Chair Mike Christensen opened the public hearing.

Seeing no one wished to speak, Chair Mike Christensen closed the public hearing.

Commissioner Barry stated concerns for further commercial in the area. Commissioner Scheer stated concerns with access to commercial parking off of 1300 East. The Commission discussed ideas around a higher density residential zone and shared concerns with the unknown potential for development by approving a CB zone.

MOTION

Commissioner Barry stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council approve this petition to amend the zoning map with the following condition: That attachment I specifically stating that there needs to be a replacement for the three houses that will be anticipated as being lost be part of the development agreement.”

Commissioner Bitton seconded the motion. Commissioners Scheer, Ghent, Barry, Gayle, Christensen, Santos-Rivera, and Bitton voted “yes”. Commissioner Tuttle and Burrows voted “no”. The motion passed with 7 “yes” and 2 “no” vote.

4. **Rezone at approximately 500 S and 400 E** - Zachary Jones of Cowboy Partners, on behalf of the property owners, is requesting a Zoning Map Amendment for the properties at approximately 357 E 500 S, 375 E 500 S, 464-466 S 400 E, and 460-462 S 400 E. The proposal is for a map amendment from RMU-45 (Residential/Mixed Use) to the TSA-UC-C (Transit Station Area Urban Center Core) zoning district. This zoning district allows for greater building height than permitted in the RMU-45 zoning district. The four properties are approximately 1.28 acres, or 55,750 sq. ft. Future development plans were not submitted with the application. The property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slc.gov.com) **Case Number: PLNPCM2023-00403**

Senior Planner Sara Javoronok reviewed the petition as outlined in the staff report. She stated that Staff recommends a positive recommendation be forwarded to City Council. The applicant was unable to attend and Jereme Thaxton, one of the property owners, outlined the proposal.

PUBLIC HEARING

Chair Mike Christensen opened the public hearing.

Julie Rencher stated their approval for the application.

Luke Mishler stated their approval for the application.

Seeing no one else wished to speak, Chair Mike Christensen closed the public hearing.

Commissioner Ghent asked for clarification on how this property was not already in a TSA zone. John Anderson elaborated on why these properties were not previously in a TSA zone.

MOTION

Commissioner Bitton stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council approve the zoning map amendment.”

Commissioner Santos-Rivera seconded the motion. Commissioners Scheer, Burrows, Ghent, Barry, Gayle, Christensen, Santos-Rivera, and Bitton voted “yes”. Commissioner Tuttle voted “no”. The motion passed with 8 “yes” and 1 “no” vote.

The meeting adjourned at approximately 7:57 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.