

SALT LAKE CITY PLANNING COMMISSION MEETING

**City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, September 27, 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 Commissioners Aimee Burrows, Anaya Gayle, Bree Scheer, Rich Tuttle, Turner Bitton, Carlos Santos-Rivera, and Amy Barry. Vice-Chair Andra Ghent was excused from the meeting.

Staff members present at the meeting were: Deputy Director Michaela Oktay, Planning Manager Amy Thompson, Senior City Attorney Katherine Pasker, Associate Planner Seth Rios, Principal Planner Rylee Hall, Principal Planner Trevor Ovenden, Urban Designer Amanda Roman, and Administrative Assistant Aubrey Clark.

Chair Mike Christensen read the opening statement.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair reported that a procedural error, the failure to open a public hearing, occurred at the previous meeting during the Consent Agenda. Due to this error Case Number: PLNPCM2022-01165 would be reheard this evening with a public hearing and asked the Commission for a motion to add an addendum to the September 13, 2023, meeting minutes to reflect the facts of the error.

Commissioner Gayle motioned to add the addendum. Commissioner Sheer seconded the motion. Commissioners Gayle, Tuttle, Barry, Burrows, Scheer, Bitton, Santos-Rivera, and Chair Christensen voted “yes”. The motion passed unanimously.

REPORT OF THE DIRECTOR

Deputy Director Michaela Oktay stated that there was only one commission meeting planned for November and December, but more may be needed due to caseload. She let the commission know that if changes needed to be made that Staff would give the commission as much advance notice as possible. She also reported that the Affordable Housing Incentive ordinance would go before City Council as a briefing in October. She also reported that Staff will soon be briefing the commission on Thriving In Place Plan.

OPEN FORUM

Commissioner Scheer wanted to know if the Main Street permanent closure would be something that would be coming before the Planning Commission or if it would go straight to City Council. Staff stated that the concept was in the preliminary stages, but it would be coming before the commission at a later time.

Commissioner Barry asked for time to review the Washington Street petition. The Chair agreed to allow two minutes for review.

CONSENT AGENDA

Commissioner Bitton motioned to proceed with the Consent Agenda. Commissioner Santos-Rivera seconded the motion. Commissioners Gayle, Tuttle, Barry, Burrows, Bitton, Santos-River and Chair Christensen voted “yes”. Commissioner Scheer voted “no”. The motion passed.

Commissioner Scheer stated that she was not in favor of the Pacific Yard item since they were requesting reduced landscaping.

Commissioner Scheer motioned to remove Pacific Yard case number PLNPCM2021-00822 from the consent agenda to be heard on the regular agenda. Commissioner Barry seconded the motion.

There was discussion amongst the commissioners regarding the procedure of the Consent Agenda. Chair Christensen decided to move forward with the public hearing for the Consent Agenda items.

1. **APPROVAL OF THE MEETING MINUTES**

2. **Pacific Yard Planned Development Modifications at approximately 443 W 700 South (Public Hearing)** - Urban Alfandre is requesting a modification to the Planned Development approval for Pacific Yard located at the above-stated address. The Planning Commission approved the project on March 23, 2022. Modifications are requested to reduce the approved park strip landscaping along 400 West. This property is located in the CG (General Commercial) zoning district. The property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Kelsey Lindquist at 801-535-7930 or kelsey.lindquist@slcgov.com) **Case Number: PLNPCM2021-00822**

3. **Modifications to a Design Review at Approximately 1050 S Washington Street (Public Hearing)** - 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 TO PROCEED WITH THE CONSENT AGENDA

PUBLIC HEARING

James Alfandre – Petitioner behind the Pacific Yard gave a short overview of their request.

MOTION

The Chair suggested that Commissioner Scheer could remake the motion to include moving the Pacific Yard item off the Consent Agenda and proceed with the other two items.

Commissioner Scheer agreed to amend the motion that way.

The Chair, with the help of Senior City Attorney Katherine Pasker, clarified that the motion is to remove Case Number PLNPCM2021-00822 to the Regular Agenda and approve the minutes and Case Number PLNPCM2022-01165.

Commissioner Scheer made the amendment for the motion to approve the consent agenda minus item 1 Pacific Yard. Commissioner Barry continued to second the motion. Commissioners Santos-Rivera, Scheer, Barry, Tuttle, Burrows, Bitton, and Chair Christensen voted “yes”. Commissioner Gayle voted “no”. The motion passed.

REGULAR AGENDA

1. **Pacific Yard Planned Development Modifications at approximately 443 W 700 South (Public Hearing)** - Urban Alfandre is requesting a modification to the Planned Development approval for Pacific Yard located at the above-stated address. The Planning Commission approved the project on March 23, 2022. Modifications are requested to reduce the approved park strip landscaping along 400 West. This property is located in the CG (General Commercial) zoning district. The property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Kelsey Lindquist at 801-535-7930 or kelsey.lindquist@slcgov.com) **Case Number: PLNPCM2021-00822**

Planning Manager Amy Thompson, filling in for Planning Manager Kelsey Lindquist, reviewed the proposed modifications. She stated that Staff recommends approval of the modifications.

Commissioner Barry asked how much more the parking strip would be reduced if they were to use angled parking instead of parallel parking. Staff stated that they would let the applicant answer that.

Commissioner Burrows asked If the decreased landscaping was more than what was required by right but if it was less than what was required when height was increased. Staff stated that that was correct and clarified the standards further. It was clarified that while the landscaping square footage was being requested to be reduced the site would be more densely vegetated.

Commissioner Gayle asked for clarification on whether the parking would be parallel or angled parking. Staff stated the applicant would be able to answer that. The Chair called up the applicant.

Applicant James Alfandre stated that it would be parallel parking. He stated that the reason for the request is to make 4th West as vibrant and livable as it can be. He stated that they want a robust landscaping and tree canopy and a successful ground floor commercial space. He stated that parking is important to the potential business owners and that parallel parking solved several business owner concerns. He stated that they had looked at angled parking but found it cut too deeply into the landscaping and felt parallel parking was a good middle ground. Commissioner Gayle asked if there was already parallel parking on the street. The applicant stated there was no curb and gutter and an abandon rail going down the middle of the street so he could not answer the question truthfully. He stated that they want to rehabilitate the area to create a vibrant mixed-use street that connects the Granary to the rest of downtown.

Commissioner Gayle whether parallel parking would be allowed on the street if the cut into the landscaping was not approved. The applicant stated that it would not and that is why they are making the request.

Commissioner Scheer stated that until it is known what the plans are for the street there is no way to know if parallel parking will be allowed without the modification to the plans.

Commissioner Burrows asked for someone to show her a picture of where parking would be located. The applicant shared a slide of the building site and shared what their vision for the street was.

Commissioner Scheer shared concern over the reduced landscaping.

Commissioner Burrows asked where overflow parking, with only 4 parallel spaces being requested, was located. The applicant stated that there is parking all over the surrounding streets.

There was discussion between the applicant and Commissioner Burrows and Scheer regarding the reductions.

MOTION

Commissioner Turner Bitton stated, “Based on the information presented and discussion, I move that the Commission approved this application based on Staff’s recommendation.”

Commissioner Gayle seconded the motion. Commissioners Tuttle, Burrows, Bitton, Santos-Rivera, Barry, Gayle, and Chair Christensen voted yes. Commissioner Scheer voted “no”.

The motion passed 7 to one.

2. **Continuation of Weigand Center Conditional Use at approximately 235 S Rio Grande** - Continuation of a tabled item from the May 24, 2023, Planning Commission meeting. Knit Studios, representing The Weigand Center, is requesting Conditional Use approval to expand a social service mission at the above-stated address. The size of the building is proposed to increase from 10,633 square feet to 16, 212 square feet. The service and operation of the building are not proposed to change. A Conditional Use is required for the expansion because it exceeds 1,000 square feet. The subject property is zoned D-3 (Downtown Warehouse/Residential) and is located within Council District 2, represented by Alejandro Puy. (Staff contact: Seth Rios at (801) 535-7758 or seth.rios@slcgov.com) **Case Number: PLNPCM2023-00050**

Associate Planner Seth Rios reviewed the project details and the changes that the applicant has made since the May 24, 2023, meeting. He stated that Staff recommends approval.

The applicant Randy Chaple reviewed what they have addressed since the last public hearing.

The Commission discussed their feelings on the handling of tabled items and what process they would like to see in the future. Concern was expressed over pictures being taken of every person entering the facility. Concern was also expressed that not enough information was provided in the recent staff report.

Chair Christensen opened the public hearing.

PUBLIC HEARING

Brian Hill – Chair of the Downtown Community Council but stated that he was not speaking on behalf of the Community Council – spoke of the negative impacts he felt the area was experiencing. Felt the issues that the applicant addressed will assist in a better area and are in support of the expansion.

Ralph Becker – Feels that the project is still lacking. Would like to see 24 hour security in the area.

Amy Hawkins – applauded the applicant’s efforts to compromise with the community.

Lisa Covey – feels the project is moving in the right direction but is still concerned about public safety.

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

Commissioners, the applicant, and staff discussed queuing for meal service, the ramifications if the conditional use was not met, and the reach of the Conditional Use standards.

MOTION

Commissioner Scheer stated, “Based on the information presented and discussion, I move the Commission approve this application based on staff recommendation.” Commissioner Tuttle seconded the motion. Commissioner Gayle suggested a friendly amendment that the Weigand Center do all they can in good faith to keep their cues related to their services within their property either fenced in or on the interior of the building. Commissioner Scheer approved the amendment.

Commissioner Gayle, Tuttle, Barry, Burrows, Scheer, Bitton, and Chair Christensen voted “yes”. Commissioner Santos-Rivera abstained due to absence from the May 24, 2023, meeting. The motion passed.

A break was called at 7:10 PM. The meeting resumed at 7:20 PM

3. **The Silos Phase 2 Design Review & Planned Development at approximately 515 S 500 West** - Jonathan Hardy, representing the property owner, is requesting approval of an 8-story, multi-family building at the above-stated address. The subject property is located within the CG (General Commercial) District.
 - A. **Design Review:** The maximum building height in the CG Zone is 60 ft. However, buildings taller than 60 ft. may be permitted through Design Review approval. The applicant is requesting approximately 85 ft. in total building height for the proposed structure. **Case Number: PLNPCM2022-01062**
 - B. **Planned Development:** In addition to Design Review approval, for additional building height to be granted, the development must provide additional landscaping over and above that which is normally required. The applicant requesting to reduce the total amount of required additional landscaping through the Planned Development process. **Case Number: PLNPCM2023-00294**

The property is within Council District 2, represented by Alejandro Puy. (Staff contact: Rylee Hall at 801-535-6308 or rylee.hall@slcgov.com)

Principal Planner Rylee Hall reviewed the proposal. She stated that Staff recommends approval with conditions.

The applicant Jonathan Hardy shared a presentation highlighting the proposed project.

Commissioner Barry asked if the applicant getting extra floors in exchange for providing affordable housing is a requirement and what insurance there was that the affordable housing is enforced. Staff replied that a deed restriction was not required but they did have the applicant submit proof that the affordable housing would be provided as part of the planned development and design review process. The Commission, Staff, and the applicant discussed parking and landscaping.

PUBLIC HEARING

Chair Christensen opened the public hearing.

Richard Vallad – wanted it confirmed that there will be a park and landscaping.

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

The applicant stated that they were fully committed to creating the park, but they were six months behind on the design.

The Commission, Staff, and the applicant discussed the landscape plan and mid-block walkways. Concern over the reduction of landscaping was shared by commissioners Santos-Rivera, Scheer, and Burrows.

MOTION

Commissioner Barry stated, “Based on the information presented and the discussion, I move that the Commission approves this application, which is PLNPCM2022-01062 with the condition listed in the staff report”. Commissioner Scheer seconded the motion.

Commissioner Santos-Rivera, Scheer, Barry, Gayle, Tuttle, Burrows, Bitton, and Chair Christensen voted “yes”. The motion passed unanimously.

Commissioner Scheer stated, Based on the information presented and the discussion, I move that the Commission approves this application with the condition listed in the staff report and a condition of additional landscaping to be left to staff’s discretion. Commissioner Burrows seconded the motion. Commissioner Barry asked for a friendly amendment to include the case number as PLNPCM2023-00294. Commissioner Scheer accepted the friendly amendment. Commissioner Gale asked to add a friendly amendment to add the word density to the landscaping condition so that staff is clear on what’s being asked. Commissioner sheer accepted the friendly amendment that the applicant adds more density to landscaping material and more shade.

City attorney Katherine Pasker asked commissioner Scheer to provide more guidelines to give the staff to follow when implementing the conditions.

Commissioner Scheer clarified that trees be 3 inch caliper instead of 2 inch caliper and that there be one third more number of plants.

Commissioners Gayle, Barry, Scheer, Bitton, Burrows, and Chair Christensen voted “yes”. Commissioners Santos-Rivera and Tuttle voted “no”. The motion passed with 6 “yes” and two “no” votes.

3. **Planned Development & Preliminary Subdivision at approximately 532 S 1200 East** - Warren Crummett, property owner, is requesting Planned Development approval to build three townhomes behind the existing triplex at the above-stated address. The proposal would subdivide the property so the individual townhomes and the existing triplex will be on their own lots. The property is located within the RMF-30 (Low Density Multi-Family Residential) District.
 - A. **Planned Development:** Approval is required because the individual lots created through the subdivision would not meet dimensional requirements such as setbacks, building coverage, landscape buffer and grading limitations. Planned Development approval is also required for an additional three feet of building height over what is allowed in the zoning district. **Case Number: PLNPCM2023-00227**

B. Preliminary Subdivision: The applicant is requesting preliminary subdivision approval to subdivide the property, putting each townhouse unit and the existing triplex on their own lots. As the proposal would create lots without frontage on a public street, the subdivision can only be approved if the Planned Development is also approved. **Case Number: PLNSUB2023-00541**

The property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Trevor Ovenden at 801-535-7168 or trevor.ovenden@slcgov.com)

Principal Planner Trevor Ovenden reviewed the project as outlined in the staff report. He stated that Staff recommends approval with conditions.

The applicant Warren Crummett shared a presentation of the proposed project.

Commissioner Burrows asked for clarifications on density. Staff clarified that density is based on number of units, not bedroom count.

PUBLIC HEARING

Chair Christensen opened the public hearing.

Richard Villata – Concerned over the proposed density. Discussed the existing alley and easements.

Darlene Van Uden – Concerned about the traffic and use of the easement.

Email read into the record.

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

The applicant addressed the spoken and emailed concerns.

The Commission, staff and the applicant discussed the alleyway.

Motion

Commissioner Turner Bitton stated, “Based on the information presented and discussion, I move that the Commission approve this Planned Development application with the conditions listed in the staff report based on staff’s recommendation.” Commissioner Scheer seconded the motion. Commissioner Burrows offered a friendly amendment. Commissioner Bitton declined the amendment. Commissioners Tuttle and Burrows voted “no”. Commissioners Bitton, Gayle, Barry, Scheer, Santos-Rivera, and Chair Christensen voted “yes”. The motion passed.

Commissioner Santos-Rivera stated, Based on the information presented and discussion, I move that the Commission approve this Preliminary Subdivision application with the conditions listed in the staff report based on staff’s recommendation. Commissioner Bitton seconded the motion. Commissioners Santos-Rivera, Burrows, and Chair Christensen voted “yes”. Commissioner Tuttle voted “no”. The motion passed.

Regarding the Weigand Center Commissioner Burrows stated that she would like to motion for reconsideration of the Wiegand Center for further action. Commissioner Santos-Rivera seconded the motion. Commissioner Santos-Rivera and Burrows voted “yes”. Commissioners Bitton, Scheer, Barry, Tuttle, Gayle, and Chair Christensen voted “no”. The motion failed.

WORK SESSION

1. **Adaptive Reuse Text Amendment Briefing** – Mayor Erin Mendenhall has initiated a petition for a text amendment that would make changes to the zoning ordinance to support adaptive reuse and preservation of existing buildings. The goal of this proposed text amendment is to remove zoning barriers that prevent the reuse of buildings and offer zoning incentives to encourage a building to be reused rather than demolished. The proposed amendments involve multiple chapters of the Zoning Ordinance. Related provisions of Title 21A-Zoning may be amended as part of this petition. The changes would apply citywide. This briefing is intended to introduce the proposed changes to the Commission and gather feedback in anticipation of a future public hearing. (Staff contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Number: PLNPCM2023-00155**

Planning Manager Amy Thompson and Urban Designer Amanda Roman reviewed the petition as outlined in the staff report.

The commission and staff discussed why the proposed amendments included what uses were not allowed rather than what was allowed, whether there should be an administrative design review threshold, and how many and what type of potential structures will qualify for the use incentive. They also discussed the minimum square footage requirement being eliminated, and how old the structures would need to be to qualify for the second incentive, uses and density requirements, and how the proposal relates to bonuses offered with the affordable housing incentive. The Commission asked for further examples and a heat map. The Commission and Staff discussed why residential uses were kept as a conditional use instead of a permitted use, why hotels and motels were a permitted use, and parking.

The meeting adjourned at approximately 9:30 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.