

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 315
Salt Lake City, Utah 84111
Wednesday, November 8, 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, Vice Chair Andra Ghent and Commissioners, Aimee Burrows, Bree Scheer, Rich Tuttle, Carlos Santos-Rivera, Turner Bitton, and Amy Barry. Commissioner Anaya Gayle was excused from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager Amy Thompson, Planning Manager Mayara Lima, Senior City Attorney Paul Nielson, Transportation Planner III Joe Taylor, Senior Planner Lex Traughber, Senior Planner Krissy Gilmore, and Administrative Assistants David Schupick.

Chair Mike Christensen shared the opening statement.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair stated that he had nothing to report.

The Vice Chair stated that she had nothing to report.

REPORT OF THE DIRECTOR

Planning Director Nick Norris stated updates of items that were brought to City Council.

OPEN FORUM

Commissioner Ghent brought up concerns for parking minimums and how some cities have stopped this practice of parking minimums. Commissioner Barry stated that some developments have had no parking minimums and they have not resulted in reduced market rental rates. She states that there must be more to the formula that is missing. Commissioner Scheer stated that she would like to give the new parking ordinance more time to see the results. Commissioner Burrows stated that there are other ways to reduce rental rates besides just parking, such as a variety of housing options. Nick Norris stated that staff's approach to code changes is to analyze them and then make changes where needed and parking minimums would not be a current priority.

OTHER BUSINESS

Petition Initiation - The Planning Commission will discuss a potential petition initiation related to design review standards in 21A.59. The Commission may vote to initiate a zoning text amendment. This request was presented by a member of the Planning Commission.

Planning Director Nick Norris elaborated on what the design standard 21A.59 includes and what options the Commission has. Commissioner Barry stated concerns with removal of parts of the code.

MOTION

Commissioner Scheer stated, "I move that the Planning Commission ask the Planning Division look into the design standards 21A.59 that deal with the mass of the building and bring back to the Commission a proposal that modifies those standards so that we do not get an over articulation of the façade."

Commissioner Barry seconded the motion. Commissioners Scheer, Burrows, Barry, Bitton, Tuttle, Christensen, Santos-Rivera, and Ghent voted “yes”. The motion passed unanimously.

REGULAR AGENDA

- 1. Yalecrest - Princeton Heights Local Historic District** - Paula Harline, 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 Princeton Heights Local Historic District are approximately 1323 Princeton Avenue to 1500 East along Princeton Avenue. 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@slc.gov.com) **Case number: PLNHLC2023-00044**

Senior Planner Lex Traughber reviewed the petition as outlined in the staff report. The applicants gave a formal presentation. They provided visuals as well as additional details on the project.

Commissioner Scheer asked if trees in a historic district would be protected. Amy Thompson stated that removal of a tree would need permit that would be reviewed by the Historic Landmark Commission.

PUBLIC HEARING

Chair Mike Christensen opened the public hearing.
Jan Hemming stated their support for the project.
Ralf Finlayson stated their support for the project.
Susan Michael stated their support for the project.
Emma Kerns stated their support for the project.
Vergina Lee stated their support for the project.
Lynn Pershing stated their support for the project.
Cindy Cromer stated their support for the project.
Ceria Toronto stated their support for the project.
Jessica Guen stated their support for the project.
David Neilson stated their support for the project.
Seeing no one else wished to speak, Chair Mike Christensen closed the public hearing.

Commissioner Ghent stated concerns with air quality and how low density contributes to it. Commissioner Santos-Rivera stated preserving neighborhoods could benefit a more sustainable growth for Salt Lake City. Commissioner Barry stated that the applicant has met all the requirements placed for the process. She also mentioned that it is important to approach density in places where it makes sense. Commissioner Scheer stated that it is important to mention that this neighborhood remained throughout history due to historic redlining and had access to loans that other neighborhoods did not. Commissioner Burrows stated that local historic districts are part of the plans for the future of Salt Lake City and this application meets all the requirements for a local historic district.

MOTION

Commissioner Barry stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation to adopt this Zoning Map Amendment to the City Council. Whereas, Yalecrest neighborhood embodies the spirit of these guiding principles, as

it is not only a vibrant community but also a historical treasure that has contributed significantly to the cultural and architectural heritage of Salt Lake City. Whereas the proposal to designate Yalecrest as a historic district aligns with Principle 9, aiming to maintain places that provide a foundation for the City to affirm its past, acknowledging the historical significance and architectural beauty of this neighborhood. Whereas it aligns with Principle 10, where it celebrates and preserves the artistic and cultural resources, the showcase the community's commitment to a strong creative culture. Whereas it is committed to creating a beautiful, people-focused urban environment as envisioned in Principle 8. This designation will help preserve the neighborhoods unique character, enhance the community's well-being, and contribute to a vibrant and people-focused city that values its history, environment, and cultural heritage."

Commissioner Scheer seconded the motion. Commissioners Scheer, Burrows, Barry, Christensen, and Santos-Rivera voted "yes". Commissioners Bitton, Tuttle, and Ghent voted "no". The motion passed.

- 2. Plan Update for Citywide Transportation Plan (Formally Transportation Master Plan)** - The Transportation Division has updated the 1996 Transportation Master Plan to reflect current Transportation Planning practice and provide The City with a governing document for all decisions and projects occurring within and relating to The City's Right of Way. The Plan update is not a list of projects. It establishes core values for the Right of Way provided by the community and outlines policies and programs to ensure Transportation Projects reflect these values. The Transportation Division is seeking Commission Recommendation to City Council for adoption of the updated Plan. The draft plan can be found here: <https://www.slc.gov/transportation/plans-studies/tmp/> (Staff Contact: Joe Taylor at 801-535-6679 or joe.taylor@slcgov.com)

Transportation Planner III Joe Taylor reviewed the petition as outlined in the staff report. Commissioner Ghent stated concerns for crossing of state-owned streets and the desire for overpasses for safety. Joe Taylor stated that he cannot speak for UDOT, but his division tries to be good partners with them. Commissioner Bitton asked if there could be more strategy with public engagement with UDOT. Commissioner Scheer asked if federal funding is given to UDOT. Joe Taylor stated that that is correct. Commissioner Barry stated that people drive to the design to the road and not the sign next to the road. She stated that she does not see that articulated in the plan. She also stated that she would like to see more information to empower people to advocate for safer roads. Commissioner Santos-Rivera stated concerns for the public engagement not reaching enough of the population. He also stated desire for more behavioral campaigns as a strategy to help spread awareness of driving safety. Commissioner Ghent stated that the problem is with infrastructure and state-owned streets. She also stated that Salt Lake City is funding more of UTA than other regional partners.

PUBLIC HEARING

Chair Mike Christensen opened the public hearing.

Cindy Cromer stated their desire for more enforcement within the city and concerns for safety with construction projects.

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

Commissioner Burrows asked if this project would replace the 1993 Transportation Master Plan. Joe Taylor stated that that is correct. Commissioner Christensen stated that since he moved to Salt Lake City, he has always felt a divide between the West and East side and is excited about an opportunity to minimize that divide.

MOTION

Commissioner Bitton stated, “Based on the information presented and discussion, I move that the Commission forward a positive recommendation to adopt Connect SLC – Citywide Transportation Plan to the City Council. With an additional recommendation that Section 1.3 be amended to read, Strategy 1.3 facilitates long term dialogue between the City, the local community, and other regional partners. For Strategy 2.1 to establish a vision zero action plan, to further engage with the community to raise pedestrian safety and awareness about potential collision in the streets in Salt Lake City.”

Commissioner Santos-Rivera seconded the motion. Commissioners Scheer, Burrows, Barry, Bitton, Tuttle, Christensen, Santos-Rivera, and Ghent voted “yes”. The motion passed unanimously.

- 3. General Plan and Zoning Amendments (Community Benefit Ordinance)** - The Planning Division is considering updates to portions of the Land Use Code to implement priority policies in Thriving in Place to mitigate involuntary displacement due to development pressure. The updates include the creation of a new Title 19 General Plans and amendments to Title 21A.50 Amendments. The identified policy goals for the Planning Division include establishing a community benefit policy for general plan and zoning amendments; the creation of a tenant relocation assistance program; replacement housing requirements for demolitions associated with requested amendments; and new standards for consideration when analyzing a zoning or general plan amendment that consider impacts from potential displacement. With this update, Title 18.97 Mitigation of Residential Housing Loss will be deleted and replaced with the community benefit policy in Title 19 General Plans and Title 21A.50 Amendments. Title 18.64.050 Residential Demolition Provisions will be amended to include provisions to ensure the replacement of housing units that have a similar rent and unit size if housing is demolished. (Staff Contact: Krissy Gilmore at 801-535-7780 or Kristina.gilmore@slcgov.com) **Case number: PLNPCM2023-00535**

Senior Planner Krissy Gilmore reviewed the petition as outlined in the staff report.

Senior Planner Krissy Gilmore reviewed the petition as outlined in the staff report.

Commissioner Ghent stated concerns with the tenant relocation assistance not being inflation adjusted. Krissy Gilmore stated that once adopted it will be looked at throughout the years to adjust as needed. Commissioner Scheer stated concerns that this might have a reverse impact and discourage people from developing more dense housing. Commissioner Ghent stated that in overall development deal, it would not have a large impact. Commissioner Bitton asked if any part of this petition would apply to a commercial tenant. Krissy Gilmore stated that the relocation portion only applies to residential tenants. Commissioner Ghent asked for what the legal definition of family sized housing is. Nick Norris stated that currently they do not have one but could add one, however generally it is referred to as a dwelling that has at least three bedrooms. Commissioner Scheer asked if this proposal would add additional considerations for a zoning change. Krissy Gilmore stated that that is correct, there would be more considerations such as community benefit and public input on that benefit.

Commissioner Barry stated concerns that the Planning Commission relies on the department reviews, but the department is not seeing the comments from the public of their concerns. Krissy Gilmore stated the comments brought in during the public review period are shared with the divisions. Commissioner Scheer also stated concerns with trying to judge a community benefit if the Planning Commission is not aware of what is going to be on the property. Commissioner Ghent shared concerns that were stated and asked for a definition of affordable. Nick Norris stated that the application requirements are going to require more detail from the petitioner. He also stated that the definition of affordable was intentionally left out to leave room for the applicant to make the argument that what they are doing is affordable with proportion to their request.

PUBLIC HEARING

Chair Mike Christensen opened the public hearing.

Judi Short stated concerns for the definition of affordable not being laid out. She also stated concerns about development agreements not being enforced.

Lynn Schwarz stated concerns with the project.

Rebecca Davis stated supported the inclusion of preserving wildlife and historic spaces in the community benefit section.

Cindy Cromer stated concerns with the project.

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

Commissioner Ghent stated concerns with the extent to changes to the process of rezones. Commissioner Bitton stated that he would like to see the community benefit for local business expanded to include charitable organizations.

Commissioner Ghent had to leave the meeting due to prior obligations.

MOTION

Commissioner Scheer stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation to adopt this text amendment to the City Council with minor changes to change “fees” to “payment” and to section 19.06.070C which is a list of community benefits under 1B to include charitable organizations.”

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

WORK SESSION

- 1. Work Without a COA Briefing** - Mayor Erin Mendenhall has initiated a petition for a zoning text amendment to Chapter 21A.34 to address unlawful construction and demolition activities in local historic districts and to landmark sites. This proposed text amendment is intended to add enforcement tools to prevent and counter potential violations in the local historic districts and to local historic landmark sites; establish a clear process to remedy alterations or demolition that occur without approval; and create standards that require that if a contributing historic structure is demolished without city permits, it shall be reconstructed as it was prior to the unlawful demolition. This briefing is intended to introduce the proposed changes to the Commission in anticipation of a future public hearing. (Staff Contact: Amy Thompson at 801-535-7728 or amy.thompson@slcgov.com) **Case number: PLNPCM2023-00336**

Planning Manager Mayara Lima reviewed the petition as outlined in the staff report. Commissioner Tuttle asked if there was any statistical evidence as to which enforcement options tended to be the most effective in protecting buildings. Mayara Lima stated that Cities tailor their methods to what is allowed, restricting data like that to be collected. Commissioner Barry stated preference for reconstruction. The Planning Commission discussed the variety of compliance tools and their effectiveness.

Commissioner Scheer stated concerns that this could encourage people who own historic homes to demolish them and rebuild them in the same outer appearance to be more cost effective. Commissioner Bitton asked how they came to 25 years for the certificate of noncompliance. Amy Thompson stated that they can look more into the timeline. Commissioner Burrows asked clarifying

questions on contributing structures. She also stated a desire for civil enforcement to have more funding to support the need. Nick Norris stated that the City Council is currently in the process of increasing their funding.

The meeting adjourned at approximately 9:54 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.