

SALT LAKE CITY PLANNING COMMISSION MEETING

**City & County Building
451 South State Street, Room 315
Salt Lake City, Utah 84111
Wednesday, November 29, 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, Commissioners Anaya Gayle, Aimee Burrows, Bree Scheer, Turner Bitton, Amy Barry, Rich Tuttle, and Carlos Santos-Rivera. Commissioner Landon Kraczek was absent from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager Casey Stewart, Senior City Attorney Katherine Pasker, Principal Planner Rylee Hall, Senior Planner Sara Javoronok, Principal Planner Michael McNamee, and Administrative Assistants David Schupick.

Chair Mike Christensen shared the opening statement.

APPROVAL OF THE MEETING MINUTES FOR OCTOBER 25 AND NOVEMBER 8, 2023

Commissioner Barry motioned to approve the minutes. Commissioner Bitton seconded the motion. Commissioner Gayle provided edits. Commissioner Barry approved the edits. Commissioner Santos-Rivera abstained from the October 25th minutes and voted “yes” for the November 8th minutes. Commissioners Bitton, Scheer, Barry, and Tuttle voted “yes”. Commissioner Gayle abstained from the November 8th minutes but voted “yes” to the October 25th minutes. Commissioner Burrows and Chair Christensen voted “yes”. The motion passed.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair stated that he had nothing to report.

REPORT OF THE DIRECTOR

Planning Director Nick Norris reported on Andra Ghent’s resignation from the Planning Commission and said that there were applicant recommendations that were being forwarded to the Mayor’s office. He also updated City Council actions that were coming up.

OPEN FORUM

Commissioner Carlos Santos-Rivera spoke on the pending exit of Commissioner Turner Bitton. He also asked a procedural question about redoing the Avenues Community Plan. Director Nick Norris informed the commission that updates to community plans can be initiated by City Council or the Mayor.

Commissioner Tuttle asked whether the Commission would like to discuss points brought up in Andra Ghent’s resignation letter. The Chair said that it would be best to coordinate that with the Planning Director. Director Nick Norris asked Commissioner Tuttle to provide specific topics he wished to go over and they could discuss the points at a future meeting.

REGULAR AGENDA

- 1. Conditional Use for a Bar Establishment at 1533 S 1100 East** - Ian Kaplan, on behalf of the property owner Cody Chamberlain, is requesting Conditional Use approval to establish a bar at the

above-listed address. The project site of the proposed use is developed with an existing building. No additions to the building or modifications to the site are proposed. The property is zoned RB (Residential/Business) District. The subject property is within Council District 5, represented by Darin Mano. (Staff Contact: Rylee Hall at 801-535-6308 or rylee.hall@slcgov.com) **Case Number: PLNPCM2023-00396**

Principal Planner Rylee Hall reviewed the proposal as outlined in the Staff Report. She stated that Staff recommends approval, with an added condition, of the application.

Ian Kaplan, the architect and applicant, and Cody Chamberlain, the property owner, shared the history behind their proposed project.

The commission, applicants, and staff discussed daycares in proximity to the proposed project, smoking regulations for the site, the security plan, windows, the steps leading to the building, the doors, and noise mitigation.

Chair Christensen opened the public hearing.

PUBLIC HEARING

Kristina Robb – East Liberty Park Community Chair – stated that they would not make a formal recommendation one way or the other but stated many from the community are excited for the project.

Mark Johnson – Had concerns over parking, noise, and smoking.

Shelly Tushar – Distributed a packet to the commission - requested a delay and asked that additional conditions be added to the proposal.

Brian Winters – Concerned about possible smoking and panhandlers on the premises.

Craig Bushman – Approves of the petition.

Claudia Johnson – Opposed to the petition.

The Chair closed the public hearing.

The applicants addressed the back door, saying that it would be an emergency exit and ADA access only. They stated that they would not be having food trucks and that they like the idea of closing earlier. They also discussed looking at the alleyway or having a shared parking agreement with a neighboring business to accommodate customers.

There was discussion among the commission regarding the standards of conditional use approval as well as lighting, signage, and the circular stair. There was discussion between the commission and staff as to whether to add further conditions to the approval.

MOTION

Commissioner Turner Bitton stated, “Based on the information presented and the discussion, I move that the Planning Commission approve this application with the conditions listed in the Staff Report.” Commissioner Santos-Rivera seconded the motion.

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

Chair Christensen called for a 5 minute break.

- 2. Planned Development for Bamboo Multifamily Housing at Approximately 602 E & 612 E 300 S, and 321 S 600 East** - Thom Jakob, on behalf of the property owners, is requesting Planned Development approval to use the density provision to change the nonconforming commercial use on the properties at 602 E 300 S and 321 S 600 E to a permitted residential use. In the RMF zoning

districts, developments that change a nonconforming commercial use to a permitted residential use with a Planned Development are exempt from the density limitations of the zoning district. The proposal is to construct a single structure of multifamily housing with 38 units on the properties at 602 E 300 S and 321 S 600 E. The structure at 614 E 300 S will be remodeled. The New Construction in a Historic District request (Case Number PLNHLC2023-00125) was reviewed by the Historic Landmark Commission. The property 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: PLNPCM2023-00124**

Senior Planner Sara Javoronok reviewed the petition as outlined in the staff report. She stated that staff recommends approval, with conditions, of the proposal.

The applicants Thom Jakab and Hannah Vaughn shared a presentation of their project.

Commissioner Barry wanted clarification on why the project was being considered for a Planned Development. Staff clarified that it was due to the exemption to the density limitation.

The Chair opened the public hearing.

PUBLIC HEARING

Robert Engert – He wanted to know how close to the building the landscaping fence would be.

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

Thom Jakab stated that as far as he is aware that when you abut a commercial property there is no landscaping requirement. Staff confirmed that was true. He stated that the main concern for installing the fence was to control movement from one property to the other. Hannah Vaughn clarified that the fence will be on the property line, the driveway will be approximately where it currently is installed, and the new building will be in the same location as the previous building.

MOTION

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

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

- 3. Zoning Map Amendment at Approximately 756 S Montgomery Street - Mayor Mendenhall has initiated a petition to amend the zoning map for city-owned property at the above-listed address. The proposal would rezone the property from R-1/5000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential) District. The proposed amendment to the Zoning Map is intended to support appropriately scaled housing choices as recommended by the Westside Master Plan. The project is within Council District 2, represented by Alejandro Puy. (Staff Contact: Michael McNamee at 801-535-7226 or michael.mcnamee@slcgov.com) **Case number: PLNPCM2023-00607****

Principal Michael McNamee reviewed the petition as outlined in the staff report. He stated that Staff recommends the Commission forward a recommendation to adopt the zoning map amendment to City Council.

Chair Christensen opened the public hearing.

PUBLIC HEARING

Comment card from Julio Rundo was read into the record – Spoke in opposition of the proposal and stated that staff did not reply to his previous emails.

The Chair closed the public hearing and asked staff if they had received any emails from Mr. Rundo. Michael McNamee responded that was not aware of any emails from Mr. Rundo.

Commissioner Bitton asked what the process would look like, seeing that there are no proposed plans for the site, regarding a City owned property. Director Nick Norris explained that once the property is rezoned it would go out for some kind of RFP process to receive proposals for housing with certain City goals attached.

Commissioner Barry spoke on community involvement in the RFP process.

MOTION

Commissioner Carlos Santos-Rivera stated, “Based on the information presented and the discussion, I move that the Commission forward a positive recommendation to adopt this Zoning Map Amendment to City Council.” Commissioner Scheer seconded the motion.

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

The meeting adjourned at approximately 7:37 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.