

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, February 28, 2024

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 Carlos Santos-Rivera, Commissioners Bree Scheer, Brian Scott, Anaya Gayle, Aimee Burrows, Amy Barry, and Rich Tuttle. Commissioner Landon Kraczek was absent from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager Amy Thompson, Senior City Attorney Katherine Pasker, Principal Planner Brooke Olson, Senior Planner Cassie Younger, Principal Planner Meagan Booth, Principal Planner Grant Amann, Planning Manager Kelsey Lindquist, and Administrative Assistant Aubrey Clark.

Chair Mike Christensen shared the opening statement.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair had nothing to report.
The Vice Chair had nothing to report.

REPORT OF THE DIRECTOR

Director Nick Norris stated that the next meeting would have a limited agenda and then the commission would have a retreat that would cover policies and procedures, the 2024 goals for the City, and then cover topics the commissioners have asked staff to address.

OPEN FORUM

Commissioner Scheer asked on the progress of the reevaluation of the design standards. Director Norris stated that staff is drafting the petition and that it would come before the Planning Commission soon.

CONSENT AGENDA

1. **Design Review for 30 West at approximately 30 W 900 South** - The applicant, Rachel Barnhart with AO Architects, representing the property owner, is requesting Design Review approval to develop the property at the above-listed address in the D-2 (Downtown Support District). The proposal is to construct a 7 story, multifamily residential, mixed-use building with 145 residential dwelling units. The applicant is requesting an additional 20 feet to develop a building 85 feet in height, and an additional 19 feet 7 inches of street facing building façade, for a total of 219 feet 7 inches in length. The Design Standards for the D-2 zone does not allow the length of a street facing building façade to exceed 200 feet. The subject 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: PLNPCM2023-00126**
2. **Approval of the Meeting Minutes for January 24 and February 14, 2024**

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

MOTION

Commissioner Aimee Burrows motioned to approve. Commissioner Gayle seconded the motion. Commissioners Gayle voted “yes”. Commissioner Tuttle voted “yes”. Commissioners Barry voted “yes” on meeting minutes and “no” to the design review. Commissioner Scott voted “yes” on the design review and January 24th meeting minutes but abstained from the February 14th minutes. Commissioner Burrows voted “yes”. Commissioner Scheer voted “yes” to the January 24th meeting minutes, abstained from the February 14th meeting minutes, and voted “no” to the design review. Commissioner Santos-Rivera voted “yes” to the design review and February 14th meeting minutes and abstained from the January 24th meeting minutes. Chair Christensen voted “yes”. The motion passed.

UNFINISHED BUSINESS

1. **Parking Text Amendment** – Mayor Mendenhall has initiated a zoning text amendment that would prohibit the demolition of housing to construct or expand standalone commercial parking lots/structures and the expansion of existing parking lots. This amendment is intended to be part of a package of changes that implements Thriving in Place (TIP). The proposed regulation changes will affect sections 21A.33 and 21A.44 of the zoning ordinance. This item was previously tabled, with the public hearing closed, on the February 14, 2024, Planning Commission meeting. (Staff contact: Cassie Younger at 801-535-6211 or cassie.younger@slcgov.com) **Case Number: PLNPCM2023-00646**

Senior Planner Cassie Younger reviewed the petition as outlined in the staff report. She stated that Staff recommends forwarding a recommendation of approval to City Council.

The commission and staff discussed the changes that were made to the draft text amendment since the previous hearing of the item.

MOTION

Commissioner Aimee Burrows stated, “Based on the information presented and the discussion, I move that the Commission recommend that the City Council approves this Text Amendment proposal.” Commissioner Santos-Rivera seconded the motion. Commissioners Tuttle, Scott, Scheer, Burrows, Barry, Gayle, Santos-Rivera, and Chair Christensen voted “yes”. The motion passed unanimously.

REGULAR AGENDA

4. ~~**POSTPONED Planned Development and Preliminary Subdivision Plat for Innovation Park at Liberty Wells at approximately 707 S 400 East**~~ – Peter Gamvroulas, representing the property owner Ivory Innovations, has requested Preliminary Subdivision Plat and Planned Development approval for a 66-unit development at the above-listed address. Thirty-six of the units will be townhomes and the remaining 30 units will be apartments located in the Liberty Wells Center.
 - A. ~~**Planned Development:**~~ Approval is required to allow new lots without street frontage, reduced setbacks, and other necessary modifications to relevant zoning standards. ~~**Case Number: PLNPCM2023-00789**~~

~~**B. Preliminary Subdivision Plat:** The request is to subdivide the property to have each townhouse unit and the multi-family structure on their own lots. As the proposal creates lots without frontage on a public street, the subdivision can only be approved if the Planned Development is also approved. **Case Number: PLNSUB2024-00137**~~

~~The subject site currently consists of the Liberty Wells Center and an associated baseball field. The site is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Ben Buckley at 801-535-7142 or benjamin.buckley@slcgov.com)~~

2. Planned Development and Subdivision Amendment McClelland Enclave at approximately 561

S McClelland Street - Warren Crummett, the applicant, and the property owner, is requesting approval from the City to subdivide the subject property into two lots at the above-listed address. Currently, the land is used for a single-family home and is zoned SR-3. This type of project requires a Planned Development and Subdivision Amendment.

A. Planned Development: A Planned Development approval is required to reduce the required rear yard setback from 15 feet to 10 feet and allow the lot to front a private street. **Case Number: PLNPCM2023-00956**

B. Subdivision Amendment: A Subdivision Amendment is required to create a new lot in the McClelland Enclave Subdivision to build the project noted above. **Case Number: PLNSUB2023-00951**

The subject property is within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com)

Principal Planner Meagan Booth reviewed the petition as outlined in the staff report. She stated that staff recommends approval of the planned development, with conditions, as well as the subdivision amendment.

The applicant Warren Crummett spoke on his proposal.

The Commission and staff discussed the required setbacks.

PUBLIC HEARING

Clinton Stockton – Concerned about safety and access to his property.

James Clark – Concerned about safety and access to his property.

Samuel Wong - Concerned about safety and access to his property.

Chris Allan – Against the proposal.

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

The applicant addressed the concerns brought up during the public hearing.

The commission discussed access to the neighborhood, the CC&R not applying to the subject property, maintenance of the street's stop lettering, bar, and convex mirror, and details on how the subdivision will be completed.

MOTION

Commissioner Santos-Rivera stated, “Based on the information presented and the discussion, I move that the Commission approves this Planned Development application as recommended by staff. with the conditions listed in the staff report.” Commissioner Scheer seconded the motion.

Commissioners Barry, Burrows, Tuttle, Scott, Scheer, Santos-Rivera, and Chair Christensen voted “yes”. Commissioner Gayle voted “no”. The motion passed.

Commissioner Santos-Rivera stated, “Based on the information presented and discussion I moved that the Planning Commission approved this Preliminary Subdivision application.”

Director Nick Norris asked commissioner Santos-Rivera to modify the motion for clarity.

Commissioner Santos-Rivera stated, “Based on the information presented and the discussion I move that the Planning Commission approve this Preliminary Subdivision application pursuant to the approved McClelland Enclave Planned Development.”

Commissioner Tuttle seconded the motion. Commissioners Tuttle, Scott, Scheer, Burrows, Barry, Gayle, Santos-River, and Chair Christensen voted “yes”. The motion passed.

3. **Zoning Map Amendment at approximately 536 S. 200 West** - Jason Boal, representing the property owners, is requesting a Zoning Map Amendment for the properties located at approximately 536 S. 200 West. and 216 W., 224 W., 226 W., and 230 W. Orchard Place totaling approximately 0.525 acres. The applicant is seeking to rezone the subject properties from D-2 (Downtown Support District) to D-1 (Central Business District). No development plans were submitted with this application. The subject properties are within Council District D4, represented by Eva Lopez Chavez. (Staff Contact: Grant Amann at 801-535-6171 or grant.amann@slcgov.com.) **Case Number: PLNPCM2023-00730**

Principal Planner Grant Amann reviewed the petition as outlined in the staff report. He stated that staff recommends forwarding a recommendation of approval to City Council.

The applicant Jason Boal spoke on the proposal.

PUBLIC HEARING

The chair opened the public hearing. Seeing that no one wished to speak the chair closed the public hearing.

MOTION

Commissioner Barry stated, “Based on the information presented and discussion, I move that the Planning Commission forward a positive recommendation to adopt this Zoning Map Amendment. Commissioner Scheer seconded the motion. Commissioners Scheer, Burrows, Barry, Tuttle, Gayle, Santos-Rivera, and Chair Christensen voted “yes”. Commissioner Scott voted “no”. The motion passed.

4. **Street Vacation Request at approximately 717 S 5600 West** - Brent Bateman, representing the property owner, is requesting approval to vacate a portion of 700 S in front of his property at the address listed above. The property is zoned CG (General Commercial), and its current use is a truck rental facility. The applicant desires to use a portion of the public street for private use. The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Cassie Younger at 801-535-6211 or cassie.younger@slcgov.com) **Case Number: PLNPCM2023-00482**

Senior Planner Cassie Younger reviewed the petition as outlined in the staff report. She stated that staff recommends forwarding a recommendation of denial to City Council.

The applicant shared the process his client has gone through and why they wished to vacate the street.

PUBLIC HEARING

The Chair opened the public hearing. Seeing that no one wished to speak the chair closed the public hearing.

The Commission and staff discussed where the public utilities were located on the abandoned road, and property access.

MOTION

Commissioner Aimee Burrows stated, “Based on the information presented and the discussion I move that the Commission forward a recommendation of approval to City Council.” Commissioner Gayle offered a friendly amendment to include an additional recommendation that there is sufficient assurance that an easement at least equally as Broad in purpose and scope as the easement contained in the staff report and will be recorded against the road property. Commissioner Burrows approved the amendment. Commissioner Scheer seconded the motion. Commissioners Gayle, Scott, Burrow, Scheer, and Chair Christensen voted “yes”. Commissioners Tuttle, Barry, and Santos-Rivera voted “no”. The motion passed.

- Zoning Text Amendment for Salt Palace Convention Center Sign Overlay** - Holi Adams of Architectural Nexus has initiated a petition on behalf of the property owner, Salt Lake County, to amend the zoning text as it applies to the sign allowance for the Salt Palace Convention Center. The request would create a sign overlay district that would apply to the Salt Palace Convention Center and would supersede the sign allowances of the D-4 (Downtown Secondary Central Business) zoning district. The property is located at approximately 90 S. West Temple. The property is zoned D-4 and is located within Council District 4 represented by Eva Lopez Chavez. (Staff Contact: Kelsey Lindquist at 801-535-7930 or kelsey.lindquist@slcgov.com) **Case Number: PLNPCM2023-00154**

Planning Manager Kelsey Lindquist reviewed the request as outlined in the staff report. She stated that staff recommends forwarding a recommendation of approval with conditions to City Council.

The applicants Dan Hayes and Holi Adams reviewed their proposal.

Chair Christensen wanted clarification as to why Abravanel Hall and UMOCA have been included in the overlay. Ms. Adams stated that it was mostly due to property ownership but stated that they would never put signs on those buildings.

PUBLIC HEARING

Warren Krist – Worried that the restrictions asked from staff are too restrictive. Supportive of more signs.

Email was summarized from Scenic Utah – Identified some concerns and suggested removing Abravanel Hall and UMOCA from the overlay. They also questioned the size and scale of the signage.

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

The commission, staff, and the applicants discussed whether the signs would be permanent or temporary, placement of signs, which signs would be illuminated, and placement and size of signs.

MOTION

Commissioner Gayle stated. “Based on the information presented and discussion I move that the commission forward a positive recommendation with the following changes to the request: 1) limiting an awning canopy sign to 3 square ft per linear foot of building face 75 Square ft maximum. 2) limiting the requested flat sign display electronic changeable copy to be no larger than 1400 square feet per sign 3) limiting the requested monument signs to one square foot per linear foot of street frontage and no more than five per city block. 4) limiting the requested parking entrance blade sign protecting parking entry sign to 16 square foot per side 32 feet total with the noted location limitations 5) limiting the requested special event signs to cover no more than 40% of the building. 6) removing Abravanel hall and UMOCA from the overlay zone. 7) that the City Council carefully consider limitations and regulations around illumination of signs, projected signs, LCD displays, and other displays that could be changeable at will and project images. Commissioner Santos-Rivera offered a friendly amendment that Commissioner Gayle rejected.

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

A five minute break was called for. The meeting was reconvened at 8:00 PM.

- 6. Adaptive Reuse Text Amendment** - Mayor 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. (Staff contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Number: PLNPCM2023-00155**

Planning Manager Amy Thompson reviewed the petition as outlined in the staff report. She stated that the plan is in line with other adopted City plans and that staff recommends forwarding a recommendation of approval to City Council.

PUBLIC HEARING

Cindy Cromer – Would like to see more effort to direct reuse towards housing.

Email from Turner Bitton – For the proposal.

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

The commission and staff discussed the proposal.

Commissioner Scheer stated, “Based on the information presented and discussion, I move that the Planning Commission forward a positive recommendation to adopt the Text Amendment to City Council.” Commissioner Barry seconded the motion. Commissioners Gayle, Tuttle, Barry, Scott, Burrows, Scheer, Santos-Rivera, and Chair Christensen voted “yes”. The motion passed.

The meeting adjourned at approximately 8:33 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.