

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, March 27, 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, Commissioners Bree Scheer, Brian Scott, Aimee Burrows, Amy Barry, Landon Kraczek, and Rich Tuttle. Vice-Chair Carlos Santos-Rivera and Commissioner Anaya Gayle were absent from the meeting.

Staff members present at the meeting were: Planning Manager Casey Stewart, Planning Manager John Anderson, Senior City Attorney Katherine Pasker, Principal Planner Aaron Barlow, Principal Planner Meagan Booth, Principal Planner Trevor Ovenden, Senior Planner Diana Martinez, Senior Planner Daniel Echeverria, Urban Designer Amanda Roman, Associate Planner Ben Buckley, Principal Planner Katilynn Harris, Principal Planner Madison Blodgett, 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 was absent from the meeting.

REPORT OF THE DIRECTOR

There was nothing reported.

OPEN FORUM

Commissioner Barry said she would like to see the design elements for the new proposed zoning changes that the City will be reviewing later this year.

CONSENT AGENDA

1. **Modifications to Planned Development at Approximately 367 W 1700 South (Public Hearing)** - Jarod Hall of Di'velept Design, representing the property owner, is requesting a modification to the Planned Development approval for Row 17 located at the above-stated address. The Planning Commission approved the project on May 11, 2022. Modifications are requested to change the configuration of lots within the project. The subject property is located in the CG (General Commercial) Zoning District within Council District 5, represented by Darin Mano. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2021-01241**
2. **Conditional Use for a Bar Establishment at 505 S Gale St. Suite 200 (Public Hearing)** - Michael McHenry requests approval to establish a bar at the above-listed address. The proposed use will be located on the 2nd floor of an existing building. Currently, The ground floor is a brunch restaurant called Sundays Best. The property is zoned D-2 (Downtown Support) District. The subject property

is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com) **Case Number: PLNPCM2024-00015**

3. **Modification of Planned Development at Approximately 750 N Redwood Road (Public Hearing)**
- Damian Mora, representing the property owner, is requesting several modifications to a previously approved Planned Development request. The original request was approved by the Planning Commission in December of 2021. After it was approved, the previous applicant sold the project to the current applicant. The current applicant redesigned the project with new architecture, fewer bedrooms, more parking, and two additional units. The modifications proposed by the current applicant require approval by the Planning Commission. The subject property is located within Council District 1, represented by Victoria Petro. (Staff contact: Trevor Ovenden at 801-535-7168 or trevor.ovenden@slcgov.com) **Case Number: PLNPCM2021-00702**
4. **Design Review for The Lofts at 13 & 7th at approximately 1330 S. 700 West (Public Hearing)** - Melynda Geronimo requests Design Review approval to increase the front yard setback from the required maximum of 15 feet to approximately 32 feet due to the existing power lines and Rocky Mountain Power's construction clearance requirements for power poles. The subject property is located within the CB zoning district and Council District 2, represented by Alejandro Puy. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Number: PLNPCM2023-00610**
5. **Extension Request for Design Review & TSA Score at Approximately 425 E 400 South (Not a Public Hearing)** - Gonzalo Calquin of Envision Architects, on behalf of the property owner, is requesting that the Planning Commission grant a one-year time extension on the Design Review and Transit Station Area Development Score approval for the multi-family development located at the above state address. The Planning Commission originally granted approval for this project on March 22, 2023. The extension would change the expiration date to March 22, 2025. The property is located in the TSA-UN-C (Transit Station Area Urban Neighborhood Core) Zoning District within Council District 4, represented by Eva Lope Chavez. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2022-01102 & PLNTSD2022-01103**
6. **Approval of the Meeting Minutes**

Chair Christensen opened the public hearing.

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

Commissioner Barry asked for clarification on the voting process.

MOTION

Commissioner Scheer motioned to approve the consent agenda. Commissioner Kraczek seconded the motion. Commissioner Tuttle voted yes to all items. Commissioner Barry voted no to item 3 and yes to all others. Commissioner Scott voted no to item 3 and yes to all others. Commissioner Burrows voted yes to all. Commissioner Scheer abstained from the March 13, 2023, minutes due to absence and voted yes to all other items. Commissioner Kraczek and Chair Christensen voted yes to all items. The motion passed.

BRIEFINGS

1. **300 West Corridor and Central Pointe Station Area Plan Briefing** - The Planning Commission will receive a briefing from Design Workshop, the project consultant, on the Salt Lake City Planning Division's 300 West Corridor & Central Pointe Station Area Plan process. The plan will guide the future development and use of property in the area extending from 1700 South to 2100 South and from I-15 to West Temple in the Central Community planning area of Salt Lake City. The project area is located in Council District 5 represented by Darin Mano. (Staff contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com) **Case Number: PLNPCM2023-00397**

Senior Planner Daniel Echeverria and Consultant Jessica Garrow reviewed the proposal. The commission and staff discussed improving pedestrian crossings along the corridor, streetscape improvements, and concerns over the proposal.

2. **Amendments to Standards for Design Review 21A.59.050** - The Salt Lake City Planning Commission initiated a petition to amend the text of section 21A.59.050 Standards for Design Review. The Commission specifically asked Planning Staff to remove standard 21A59.050.D.2. As part of this amendment, Staff is also proposing minor amendments to the section that would clarify existing standards and ensure the language meets the intent of the standard. Standards that are required elsewhere in the zoning ordinance are being deleted from chapter 21A.59. This amendment is 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: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case Number: PLNPCM2024-00294**

Urban Designer Amanda Roman reviewed the proposal. The commission discussed with staff the changes they would like to see to the proposal including: ground floor uses, parapet walls, stories, façade length maximums, defining public and private uses on the ground floor elevation, stepback requirements,

A five-minute break was called for. The meeting reconvened at 7:01 PM.

REGULAR AGENDA

1. **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 existing Liberty Wells Center building.
 - 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)

Associate Planner Ben Buckley reviewed the petition. He stated that staff recommends approval of the petition with the condition that the applicant applies for a final plat.

The applicant Peter Gamvroulas and Amro Al-Nimri spoke about the project.

PUBLIC HEARING

Chair Christensen opened the public hearing.

Brianna Riggs – Chair of Central City Community Council – In support of the project but shared some concerns, including safety and crime issues in the area. They would like to see the development used as for sale homes rather than rentals.

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

Commissioner Scott asked whether the adaptive reused was a requirement. Staff clarified that it was not a specific requirement, that the applicant had to meet one of the 6 planned development objectives.

MOTION

Commissioner Scheer motioned to approve the Planned Development application. Commissioner Tuttle seconded. Commissioners Barry, Burrows, Kraczek, Tuttle, Scott, Scheer, and Chair Christensen voted “yes”. The motion passed unanimously.

Commissioner Scheer motioned to approve the Preliminary Subdivision application. Commissioner Burrows seconded the motion. Tuttle Burrows, Scott, Barry, Scheer, Kraczek, and Chair Christensen voted “yes”. The motion passed unanimously.

2. ~~**WITHDRAWN - Zoning Map Amendment at 1463 S & 1467 S Cheyenne Street**~~ – Bert Holland, property owner representative, is requesting to amend the zoning map for the properties located at 1463 S and 1467 S Cheyenne Street. The two parcels are approximately .74 acres (32,260 SF) in size. The applicant is seeking to amend the properties from R-1/7000 (Single Family Residential) to the SR-3 (Special Development Pattern Residential) zoning district. The intent of the rezone is to increase the development potential of the property. The properties are located within Council District 2, represented by Alejandro Puy. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case Number: PLNPCM2023-00096**
3. **Electronic Message Centers Text Amendment** – Salt Lake City Council has initiated a petition to amend the zoning ordinance to create standards regulating electronic sign faces, currently referred to as electronic changeable copy. The proposed standards will include regulations like brightness controls, display hours, and zones where these signs are not permitted. The ordinance currently does not include standards specifically regulating electronic sign faces. (Staff Contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com) **Case Number: PLNPCM2023-00669**

Principal Planner Katilynn Harris reviewed the petition. She stated that staff recommends forwarding a recommendation of approval to City Council.

The commission had no questions for staff.

PUBLIC HEARING

The Chair opened the public hearing.

Jake Wilkerson – Shared concerns that the proposed amendment would limit advertising that drives small business.

Doug Hersher – Shared concerns over the proposal.

Vince Coley – Shared concerns over the proposal.
James Carpenter – Supportive of the illumination guidelines but had concerns of the 8 second hold time.
Mark Thacker – Wanted to see clarification of the proposed standards.
Eric Corbin – Concerned there could be negative impacts to their business.
Jeff Young – Shared concerns over banning animation on signs.
Danny Rameriez – Opposed to the petition, feels the proposal will have a negative effect on local businesses.
Jeff Krantz – Shared concerns over the 8 second hold time and malfunctions and opposed the shutoff time.
Frank Pignanelli – Shared concerns over the proposal.
Matt Phillips – Shared concerns and felt the new changes would not allow business to thrive.
Deborah Hansy – Opposed to the petition.
Kimberley Howe - Concerned there could be negative impacts to business. Asked that the commission pause any decision so that the community have more opportunity to speak on the petition.
David Jones – Wants further discussion so that a more balanced compromise can be found.
Comment from Carsten McCulla read into the record – Opposed to the petition.
Comment from Spencer Cittis read into the record – Opposed to the petition.
Comment from Ben Olson read into the record – Opposed to the petition.
Lauren Mercer - Shared concerns over the proposal.
Ben Olson - Opposed to the petition.
Joel Wharton – Opposed to the petition.

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

The commission and staff further discussed the proposed text amendment.

MOTION

Commissioner Barry stated, “Based on the information presented and the discussion, I move that the commission forward a positive recommendation to adopt the Text Amendment to City Council with additional recommendations: 1) look at a tiered approach regarding the size of the sign in relation to the dwell time and twirl time, 2) evaluate the appropriateness of a curfew and, 3) better understand the importance or the usage of emergency messaging.” Commissioner Scheer seconded the motion. Commissioners Scott, Kraczek, Scheer, Barry, Burrows, Tuttle, and Chair Christensen voted “yes”. The motion passed unanimously.

- 4. Driveways & Loading Text Amendment** - Mayor Erin Mendenhall has initiated a zoning text amendment to correct driveway and loading area standards found in the zoning code that are creating unintended consequences. The proposed changes fix issues with the current standards to adequately address vehicular access needs and support good urban design. The proposed regulation changes will affect sections 21A.44 of the zoning ordinance. Related provisions of Title 21A may also be amended as part of this petition. (Staff Contact: Madison Blodgett at 801-535-7749 or madison.blodgett@slcgov.com) **Case Number: PLNPCM2023-00937**

Principal Planner Madison Blodgett reviewed the petition and stated that staff recommends forwarding a recommendation of approval to City Council.

The commission and staff discussed loading areas.

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 further discussed the petition. It was stated that further discussion was needed, and they discussed tabling the petition.

MOTION

Commissioner Aimee Burrows stated, “I move that the Planning Commission table this item to a later date to be determined by staff and the public hearing should be left open.” Commissioner Scheer seconded the motion.

Commissioners Barry, Burrows, Kraczek, Scheer, Scott, Tuttle, and Chair Christensen voted “yes”. The motion to table was passed.

The meeting adjourned at approximately 8:44 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.