

SALT LAKE CITY PLANNING COMMISSION
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, December 11, 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 www.youtube.com/slclivemeetings

Present for the Planning Commission meeting were: Chair Aimee Burrows, Vice Chair Landon Kraczek, Commissioners Brian Scott, Amy Barry, Mike Christensen, and Bree Scheer. Commissioner McCall Christensen was absent from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager John Anderson, Senior City Attorney Katherine Pasker, Senior Planner Diana Martinez, Principal Planner Seth Rios, Principal Planner Andy Hulka, Principal Planner Olivia Cvetko, Principal Planner Alicia Seeley, Senior Planner Cassie Younger, and Office Facilitator Aubrey Clark.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair reported that Anaya Gayle has resigned from the commission and that recruitment for the open seat will begin soon. The Vice Chair had nothing to report.

REPORT OF THE DIRECTOR

Planning Director Nick Norris reported that City Council adopted the Jordan River Fairpark District and the conditions with which it was adopted. Commissioner Barry asked the Director whether he had a timeline for when the pending Gas Station ordinance and Zoning Consolidation Project would be heard by City Council. He stated that he thinks that City Council will pick up the Gas Station ordinance in January and stated that the Council had been briefed on the ZCP and would expect it to be moved to the public process sometime in early 2025.

OPEN FORUM

Chair Burrows reviewed a section of Policies and Procedures regarding motions. Commissioner Kraczek asked that the members of the audience respect the decorum of the meeting.

CONSENT AGENDA

1. **Extension Request for Planned Development and Design Review for 1518 S 300 W** - Jarod Hall, applicant representative, is seeking an extension request for the Planned Development and Design Review originally approved by the Planning Commission on January 10, 2024. The approval included additional height of 26'5", a reduction of a ground floor entry, reduction of required front and corner side yard setbacks, and reduction of front and corner side yard landscaping. The one-year time extension will extend the approvals to December 11, 2025. The subject property is zoned CG (General Commercial) and located within Council District 5, represented by Darin Mano. (Staff Contact: Kelsey Lindquist at 801-535-7930 or kelsey.lindquist@slc.gov) **Case Number: PLNPCM2023-0001 & PLNPCM2023-00456**
2. **Design Review at Approximately 922 W. Euclid Ave (Public Hearing)** - Mike Anderson, with Core Architecture, is requesting Design Review approval for a six-unit townhome multifamily development at the above-listed address. The proposed development will consist of four two-bedroom, three-bath units, and two one-bedroom, two-bath townhome units, all with small private side yards. Five parking spaces would be provided on-site in the rear of the subject property, which is located in the TSA-UN-

T (Transit Station Area—Urban Neighborhood-Transition) zoning district. The subject property is located in Council District 2, represented by Alejandro Puy. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slc.gov) **Case Number: PLNPCM2024-00429**

3. **Planned Development at Approximately 2222 South Lake St (Public Hearing)** - Nefi Vazquez, on behalf of the Lotus Company, is requesting Planned Development approval to build a 4-unit townhome project that will be 35 feet tall with ten parking stalls at the above-listed address. The project is required to go through the Planned Development process because the lot is 75 feet wide and is 5 feet short of the minimum lot width requirement of the zone. The applicant is also requesting to reduce one of the 10-foot side yard setbacks to 8 feet. The property is currently vacant and zoned RMF-35 (Moderate Density Multi-Family Residential). The subject property is located within Council District 7, represented by Sarah Young. (Staff Contact: Seth Rios at 801-535-7758 or seth.rios@slc.gov) **Case Number: PLNPCM2024-00944**

4. **APPROVAL OF THE MEETING MINUTES FOR OCTOBER 23, 2024**

The Chair opened the public hearing.

Public Hearing

- Kalani Gonzales – Comment read into the record regarding PLNPCM2024-00429 - Wants to know if a privacy fence could be added, if the developer would be willing to do alley maintenance and questioned the number of garbage bins that would be used.

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

Commissioner Barry asked for clarification on PLNPCM2024-00429 from staff and the applicant.

Motion 1

Commissioner Barry moved that case PLNPCM2024-00429 be put on the regular agenda.

Commissioner Kraczek seconded the motion.

Votes:

- Yes: Barry, Kraczek, Christensen, Scheer,
- No: Scott, Burrows

The motion was passed.

The Chair reopened the public hearing for a member of the audience who was in the overflow room.

- Justin Pratt – Commenting on PLNPCM2024-00944 – In support of the project but has concerns about the alley being shut down during construction.

The Chair asked staff to respond to the Mr. Pratt's concerns. Staff stated that any closure of a public right of way is handled by Transportation through a permitting process and the developer and/or contractor are required to obtain such permitting if a public right of way will be blocked.

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

Motion 2

Commissioner Scheer moved to approve the Consent Agenda as modified. Commissioner Mike Christensen seconded the motion.

Vote:

- Yes: Barry, Kraczek, Scheer, Scott, Christensen, Burrows.

The motion passed.

REGULAR AGENDA

5. **Design Review at Approximately 922 W. Euclid Ave** - Mike Anderson, with Core Architecture, is requesting Design Review approval for a six-unit townhome multifamily development at the above-listed address. The proposed development will consist of four two-bedroom, three-bath units, and two one-bedroom, two-bath townhome units, all with small private side yards. Five parking spaces would be provided on-site in the rear of the subject property, which is located in the TSA-UN-T (Transit Station Area—Urban Neighborhood-Transition) zoning district. The subject property is located in Council District 2, represented by Alejandro Puy. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slc.gov) **Case Number: PLNPCM2024-00429**

Staff is recommending approval of the project.

The applicants did not have a presentation to share with the commission.

Public Hearing

The chair reopened the public hearing for this item.

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

Motion

Commissioner Barry stated, "Based on the information presented and the discussion, I move that the Commission approve this Design Review application coinciding with Staff's recommendation with the following modification: The applicant build a privacy fence along the west side of the property."

Commissioner Mike Christensen seconded the motion.

Vote:

- Yes: Barry, Christensen, Scheer, Burrows
- No: Kraczek, Scott

The motion passed.

6. **Planned Development and Preliminary Subdivision at Approximately 1935 S 900 E** - Colin Strasser, the property owner, is requesting approval to subdivide the property at the above-listed address into three lots to allow for the development of two new single-family dwellings.

A. **Planned Development:** This request includes modifications to required lot sizes, lot widths, yards, building coverage, attached garage standards, and front façade controls. **Case Number: PLNPCM2024-00943**

B. **Preliminary Subdivision:** Requesting to subdivide the property into three 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: PLNSUB2024-01146**

The land is currently used for one single-family home, which would be preserved and remain on one lot with street frontage along 900 East. The subject property is in the R-1/5,000 (Single-Family Residential) District, located within Council District 7, represented by Sarah Young. (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com)

Principal Planner Andy Hulka reviewed the petition as outlined in the Staff Report. He stated that Staff recommends approval of the request.

The applicant, Collin Strasser, shared a slide presentation and gave an overview of the proposal. The developer, Warren Crummet, discussed the housing needs of Salt Lake City and shared the proposed designs.

Public Hearing

The Chair opened the public hearing, and the following comments were made:

- **Judy Short** – Sugar House Community Council – Concerned about the neighbors privacy, lack of yard space, and vehicle access.
- **Erin Grosso** – Concerned with traffic and parking congestion, construction noise, foundation stability impact, the scale and time of the project.
- **Nick Howard** – Opposed to the project. Concerned about the density of the project.
- **Matt McClaren** – Opposed to the project. Concerned about the size and scale of the project saying that the scale was out of scope with the neighborhood.

After confirming no additional speakers, the Chair closed the public hearing and summarized the comments that were heard.

Applicant Rebuttal

Collin Strasser cited dwelling height zoning for the area and said the proposed project would be under that. He provided further commentary on the comments that were heard.

Executive Session

The Commission, Staff, and Applicant discussed:

- The setbacks between properties.
- Whether an access easement would need to be recorded.

Motion for PLNPCM2024-00943:

Commissioner Kraczek moved:

“Based on the information presented and discussion, I move that the Commission approve this Planned Development application as recommended by staff.”

Commissioner Scott seconded the motion.

Vote:

- Yes: Mike Christensen, Brian Scott, Landon Kraczek, Bree Scheer, Aimee Burrows
- No: Amy Barry

The motion passed.

Motion for PLNSUB2024-01146:

Commissioner Kraczek moved:

“Based on the information presented and discussion, I move that the Commission approve this Preliminary Subdivision application as recommended by staff.”

Commissioner Mike Christensen seconded the motion.

Vote:

- Yes: Mike Christensen, Brian Scott, Landon Kraczek, Bree Scheer, Amy Barry, Aimee Burrows

The motion passed.

7. **Planned Development and Design Review at Approximately 855 S 200 W** - Jon Lee, representing property owner Kyle Davis, is requesting Planned Development and Design Review approval for a

multi-family development at the above-stated address. The project involves replacing a single-family home (recently demolished) with a new building containing 35 micro-units in the FB-UN2 (Form Based Neighborhood) District.

A. Planned Development: Requesting a reduction of the side yard setback on the north side yard from the required 6 ft to 4 ft; reduction of the side yard setback on the south side yard from the required 6 ft to 0 ft; and reduction of the front yard setback from the required 5 ft to 0 ft. **Case Number: PLNPCM2023-00992**

B. Design Review: Requesting a reduction of the required active ground floor use requirement from 75% of the street facing facade to 0%. **Case Number: PLNPCM2024-01104**

The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Olivia Cvetko at 801-535-7285 or olivia.cvetko@slcgov.com)

Principal Planner Olivia Cvetko reviewed the petition as outlined in the Staff Report. She stated that Staff recommends approval with the following conditions:

1. The applicant continue working with fire to resolve the required clear access path around the proposed structure.
2. A lighting plan be submitted during the building permit phase.

The applicants, Jon Lee and Mallie Lanham, shared a slide presentation and reviewed the proposal.

The commission and staff discussed the following topics:

- The status of the third building on the project.

Public Hearing

The Chair opened the public hearing, and the following individuals provided comments:

- Doug Flagler – Chair of Central Ninth Community Council – Read comments from another council member who is opposed to the petition. Mr. Flagler shared his view of the project stating that he is not opposed to higher density but opposed to the proposed project.
- Annette Wheeler – Opposed to the petition.
- Mike Wheeler - Opposed to the petition.
- Amy J Hawkins – Opposed to form based zoning for the area.
- Cindy Cromer - Opposed to the living green walls stating that it does not work in the Salt Lake climate.

After confirming no additional speakers, the chair closed the public hearing and summarized the public comments.

Applicant Rebuttal

Jon Lee provided commentary on the public comments made.

Executive Session

The Commission, Staff, and the Applicant discussed:

- Window placement and functionality.
- On-street parking for fire access.
- The Planning Commission's purview.

Motion for PLNPCM2023-00992:

Commissioner Kraczek moved:

"Based on the information presented and the discussion, I move that the Commission approve this Planned Development application as recommended by staff with the following conditions:

1. The applicant continue working with fire to resolve the required clear access path around the proposed structure.
2. A lighting plan be submitted during the building permit phase.

Commissioner Mike Christensen seconded the motion.

Vote:

- Yes: Mike Christensen, Brian Scott, Landon Kraczek, Bree Scheer,
- No: Amy Barry, Aimee Burrows

The motion passed.

Motion for PLNPCM2024-01104:

Commissioner Mike Christensen moved:

“Based on the information presented and the discussion, I move that the Commission approve this Design Review application as recommended by staff.”

Commissioner Kraczek seconded the motion.

Vote:

- Yes: Christensen, Kraczek, Scheer, Scott, Barry,
- No: Burrows

A break was called for. The meeting reconvened at 7:31pm.

8. **Conditional Use for Paris Social Bar at Approximately 910 W 1000 N** – Guillermo Calvo, representing the property owner, is requesting Conditional Use approval for an alcohol establishment at the above-stated address. A bar establishment is allowed as a Conditional Use in the CB (Community Business) zoning district subject to certain size limitations. The building's exterior, parking, and other aspects of the existing site are not being modified through this request. The subject property is located in Council District 1, represented by Victoria Petro. (Staff Contact: Alicia Seeley at 801-535-7922 or alicia.seeley@slc.gov,) **Case Number: PLNPCM2024-00949**

Principal Planner Alicia Seeley reviewed the petition as outlined in the Staff Report. She stated that Staff recommends approval with conditions.

The applicants, Guillermo Calvo and Monica Kuna, reviewed their proposal.

The Commission, Staff, and applicants discussed:

- The existing businesses.

Public Hearing

The Chair opened the public hearing, and the following comments were made:

- Maryland Pierson – Opposed to the petition.
- Jaqueline Ibarra – Opposed to the petition. (Comment read by the Chair)
- Kris Orton – Opposed to the petition.
- Katherine Peters - Opposed to the petition. (Comment read by the Chair)
- Nick Mecham – Opposed to the petition.
- Ernest Escandon – Opposed to the petition.
- Veda Smith – Opposed to the petition. (Comment read by the Chair)
- Noe Garrido – opposed to the petition.
- Richard Sorensen – Opposed to the petition.
- Diego Garrido – Opposed to the petition.
- Myrle Anderson – Opposed to the petition.
- Alfredo Gomez – Opposed to the petition. (Comment read by the Chair)
- Rosemary Bennett – Opposed to the petition. (Comment read by the Chair)
- Sue Scott – Opposed to the petition. (Comment read by the Chair)

- Raquel Gomez – Opposed to the petition.
- Maria – For the petition.

After confirming no additional speakers, the Chair closed the public hearing and summarized the public comments.

Applicant Rebuttal

The applicants responded to some of the concerns brought up in the public hearing.

Executive Session

The Commission discussed:

- The Commission's purview regarding Conditional Use applications
- DABC controls
- Noise complaints
- The public notice period
- The size of the proposed bar
- The temporary wall in the structure
- The designated safe schools' path for the local elementary school

Motion 1

Commissioner Mike Christensen moved:

"Based on the information presented and discussion, I move that the Commission approve this Conditional Use Permit application as recommended by staff with the following conditions:

1. The applicant shall record a copy of the approved Security and Operations Plan with the Salt Lake City Recorder's Office as required for alcohol-related uses."

Commissioner Scott seconded the motion.

Commissioner Scheer suggested a friendly amendment which Commissioner Christensen turned down.

Vote:

- **Yes:** Christensen, Scott, Burrows
- **No:** Barry, Kraczek, Scheer

The motion failed.

Motion 2

Commissioner Scheer moved:

"Based on the information presented and discussion, I move that the Commission approve this Conditional Use Permit application as recommended by staff with the following conditions:

1. The applicant shall record a copy of the approved Security and Operations Plan with the Salt Lake City Recorder's Office as required for alcohol-related uses.
2. The area of the bar establishment cannot exceed the what is shown on the plan up to the temporary wall."

Commissioner Barry seconded the motion.

Vote:

- **Yes:** Christensen, Burrows, Barry, Kraczek, Scheer
- **No:** Scott

The motion passed.

9. **Alley Vacation Request at Approximately 269 W. Brooklyn Ave** - Jake Williams is requesting approval for an alley vacation for the alley located south of 269 W. Brooklyn Avenue. Vacating the alley would give up public ownership of the entirety of the alley, which runs between Washington Street on the east and an abandoned rail line to the west. The alley is approximately 15 feet by 253 feet. If approved, this alley would be divided and sold to abutting property owners. The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slc.gov) **Case Number: PLNPCM2024-00811**

Planning Manager John Anderson, filling in for Eric Daems, reviewed the proposal as outlined in the Staff Report. He stated that Staff recommends forwarding a recommendation of approval to City Council.

The applicants, George Hauser and Jake Williams, reviewed their petition.

The commission asked a few clarifying questions. The commission and the applicant discussed the proposed ramp.

Public Hearing

The Chair opened the public hearing, and the following comments were made:

- Jason Boe – Owner of West Brooklyn LLC. - Opposed to the petition.

After confirming no additional speakers, the Chair closed the public hearing.

Applicant Rebuttal

The applicants responded to comments made during the public hearing.

Executive Session

The Commission discussed:

- Easement agreements
- The alley vacation process
- The definition of lack of use
- The standards of analysis
- Uses of alleys as an urban design element

Motion

Commissioner Barry moved:

“Based on the findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission forward a recommendation to the City Council to deny the request to vacate the alley located south of 269 W. Brooklyn Ave., for the following reasons: Does not comply with the standards of analysis for A - Lack of Use: due to it being physically blocked it off resulted in a lack of use, B – Public Safety: it being blocked off and stacked with bumpers which eliminated ability of use, C – Urban Design: an alleyway presents an important and positive Urban Design Element for future development of the existing parcels, D – Community Purpose: The alleyway should be open to the general public given its access to the future locally preferred Trax Station.

Seconded by Mike Christensen.

Vote:

- Yes: Mike Christensen, Brian Scott, Landon Kraczek, Bree Scheer, Amy Barry, McCall Christensen, Aimee Burrows

The motion to recommend denial passed.

10. Rezone at Approximately 273 E 800 S - Harold Woodruff, on behalf of First Step House, is requesting approval to amend the zoning from I (Institutional) to RMF-45 (Moderate/High Density Multi-Family Residential) at the above-stated address. The amendment would enable a deeply affordable housing project with 34 one-bedroom apartments available to those with 30% Area Median Income (AMI) or lower. The property contains a vacant office building. Although the applicant has requested that the property be rezoned to the RMF-45 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is located in District 4, represented by Eva Lopez Chavez. (Staff Contact: Cassie Younger at 801-535-6211 or cassie.younger@slc.gov) **Case Number: PLNPCM2024-01153**

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 applicant, Harold Woodruff, shared details regarding the proposed rezone. He also had Ashely Grant and Sean McMillan with him who were available for questions.

Commissioner Barry asked a clarifying question about:

- Who would be allowed to apply to live within the project
- Fencing of the pavilion area

Public Hearing

The Chair opened the public hearing, and the following comments were made:

- Jenny Starley – Vice-Chair of the Central City Community Council – Opposed to the petition.
- Travis Starley – Opposed to the petition. (comment read by Chair)
- Daniel Neiley – Opposed to the petition.
- Lauren Neily – Opposed to the petition. (comment read by Chair)
- Cindy Cromer – Opposed to the petition.
- Josh Schmit – Opposed to the petition.

After confirming no additional speakers, the Chair closed the public hearing and summarized the public comments.

Applicant Rebuttal

Harold Woodruff stated that he agreed with some of the comments made but stated that he doesn't feel that project would effect the economics of the area. Sean McMillan pointed out that there would be support services for residents who are struggling.

Executive Session

The Commission and Staff discussed:

- Whether the proposal would be required to have affordable housing
- If a development agreement would be required
- What AMI would be set for the Development Agreement

Motion

Commissioner Kraczek moved:

“Based on the information presented and discussion, I move that the Commission recommends that the City Council adopt this Zoning Map Amendment.”

Commissioner Scott seconded the motion.

Vote:

- Yes: Mike Christensen, Brian Scott, Landon Kraczek, Bree Scheer, Amy Barry, Aimee Burrows
- The motion passed.

The meeting adjourned at approximately 9:50 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.