

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, April 24, 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, Anaya Gayle, and Rich Tuttle. Vice-Chair Carlos Santos-Rivera and Commissioner Landon Kraczek were absent from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager Kelsey Lindquist, Senior City Attorney Katherine Pasker, Senior Planner Eric Daems, Principal Planner Trevor Ovenden, Principal Planner Andy Hulka, 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

Director Nick Norris spoke on the proposed Downtown Entertainment District in the D4 Zone and the changes that could be made. He also reported on petitions that City Council have adopted.

OPEN FORUM

Commissioner Burrows asked for some modifications to document access. Commissioner Scheer asked for modifications to naming procedures for public comments that were emailed in. Commissioner Scheer asked about proposed changes to residential zoning. Staff stated that a briefing would be upcoming.

CONSENT AGENDA

1. **Planned Development Modifications for Glendale Townhomes at approximately 1179 S. Navajo Street** – Melissa Bigger of Axis Architects is requesting an updated Planned Development approval for the previously approved 3-story townhome project that would increase unit counts from 53 to 74 and eliminate certain private amenities due to a public utility easement within the property. The units will now be available for individual ownership, rather than as rentals only. The property is the site of a former grocery store and is zoned CB (Community Business). The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case Number: PLNPCM2021-00378**
2. **APPROVAL OF THE MEETING MINUTES FROM MARCH 27 AND APRIL 10, 2024**

The Chair opened the public hearing.

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

Commissioner Burrows asked for an amendment to be made to the April 10, 2024, minutes.

MOTION

Commissioner Burrows motioned to move the Planned Development for Glendale Townhomes to the regular agenda. Commissioner Scheer seconded the motion. Commissioner Gayle and Barry voted “no”. Commissioners Tuttle, Scott, Burrows, Scheer, and Chair Christensen voted “yes”. The motion passed. The item was moved to the regular agenda.

Commissioner Burrows motioned to amend the minutes for April 10, 2024. Commissioner Tuttle seconded the motion. Commissioners Scott abstained due to absence from that meeting. Commissioners Tuttle, Gayle, Barry, Burrows, Scheer, and Chair Christensen voted “yes”. The motion passed.

Commissioner Burrows motioned to approve the consent agenda. Commissioner Tuttle seconded the motion. Commissioners Tuttle, Scott (abstained from April 10, 2024, meeting minutes), Scheer, Burrows, Barry, Gayle (abstained from the March 27, 2024, meeting minutes), and Chair Christensen voted “yes”. The motion passed.

REGULAR AGENDA

- 1. Planned Development Modifications for Glendale Townhomes at approximately 1179 S. Navajo Street** – Melissa Bigger of Axis Architects is requesting an updated Planned Development approval for the previously approved 3-story townhome project that would increase unit counts from 53 to 74 and eliminate certain private amenities due to a public utility easement within the property. The units will now be available for individual ownership, rather than as rentals only. The property is the site of a former grocery store and is zoned CB (Community Business). The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case Number: PLNPCM2021-00378**

Senior Planner Eric Daems reviewed the proposal as outlined in the staff report. He stated that staff recommends approval of the modifications.

The applicant was not present.

The public hearing was previously opened and closed while the item was on the consent agenda.

The commission and staff discussed the proposed changes to the project.

The Planning Director suggested tabling the item to a time when the applicant could be present to answer the commissioners' questions.

MOTION

Commissioner Tuttle motioned to table the item with the public hearing to remain open. Commissioner Burrows seconded the motion. Commissioners Gayle, Tuttle, Scott, Burrows, Scheer, and Chair Christensen voted “yes”. Commissioner Barry voted “no”. The motion passed 6 to one.

2. **Rezone at Approximately 1816 S State Street** - Tiffanie Price, representing the property owner is requesting to change the zoning designation of this property from BP (Business Park) to CC (Corridor Commercial) to allow the existing building at this site to be leased for commercial uses that are not allowed under the current BP zoning designation. The current BP zoning designation does not allow for this property to be used for a restaurant or a retail establishment. The applicant has indicated that they would like to lease the building for these types of uses. The applicant does not intend to redevelop the property at this time. The subject property is within Council District 5, represented by Darin Mano. (Staff Contact: Trevor Ovenden at 801-535-7168 or trevor.ovenden@slcgov.com) **Case Number: PLNPCM2024-00033**

Principal Planner Trevor Ovenden reviewed the petition as outlined in the staff report. He stated that staff recommends forwarding a recommendation to approve to City Council.

The applicant Tiffany Price gave a brief description of the plan for the property.

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 Commission recommend that the City Council approve this proposal for a Zoning Map amendment based on staff’s recommendation.” Commissioner Gayle seconded the motion. Commissioners Scheer, Scott, Tuttle, Gayle, Barry, Burrows, and Chair Christensen voted “yes”. The motion passed.

3. **Monument Signs in Manufacturing Districts Text Amendment** – YESCO sign company has initiated a petition to amend the zoning ordinance related to monument signs in Manufacturing Districts. The proposed amendment would allow one monument sign for every 250' of street frontage, with each sign separated by at least 150'. The proposed regulation changes will affect section 21A.46.100 of the zoning ordinance (Sign Regulations for Manufacturing Districts). (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com) **Case Number: PLNPCM2023-00970**

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

The applicant Eric Cheney gave a brief overview of the reason for their request.

The commissioners, staff, and the applicant discussed the details of the proposal.

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

The commission, staff, and the applicant discussed concerns over the proposal.

MOTION

Commissioner Gayle stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council approve this zoning text amendment proposal.” Commissioner Scheer seconded the motion. Commissioners Scott, Gayle, Scheer, Tuttle, and Chair Christensen voted “yes”. Commissioners Barry and Burrows voted “no”. The motion passed 5 to two.

BRIEFINGS

1. **Commercial and Mixed Use Zoning District Consolidation** - The Planning Commission will receive a briefing on the proposal to consolidate the existing mixed use and commercial zoning districts. This proposal includes the RMF-75, RB, RMU-35, RMU-45, RMU, RO, all commercial zones found in Zoning Code Chapter 21A.26, FB-SC, FB-SE, FB-UN2, FB-UN11, and the MU zoning districts. The proposal will consolidate these districts into six new zoning districts and update other sections of the code where these zoning districts are referenced. The proposal will also update the zoning map to reflect the changes. This briefing will cover the workplan for the project, the status of each section of code that will be changing, and an overview of the new Mixed Use Zoning Districts Chapter. (Staff Contact: Planning Director Nick Norris at 801-535-6173 or nick.norris@slcgov.com)

Planning Director Nick Norris reviewed the proposal. The commission and staff discussed proposed zoning districts.

The meeting adjourned at approximately 7:14 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.