

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, May 8, 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, Aimee Burrows, Amy Barry, Brian Scott, Landon Kraczek, and Rich Tuttle. Commissioner Anaya Gayle was absent from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager Wayne Mills, Senior City Attorney Katherine Pasker, Senior Planner Amanda Roman, Principal Planner Andy Hulka, Principal Planner Madison Blodgett, Principal Planner Aaron Barlow, and Administrative Assistant David Schupick.

Chair Mike Christensen shared the opening statement.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair had nothing to report.

The Vice-chair stated that he will be resigning from the Planning Commission due to relocation out of state.

REPORT OF THE DIRECTOR

Planning Director Nick Norris gave updates on planning related items that were presented to the City Council.

OPEN FORUM

Commissioner Burrows asked if Salt Lake City allows bedrooms without windows and single stair buildings. Nick Norris stated that both are determined by building code which is adopted from State legislature. Nick Norris stated that he could reach out to the building officials to provide a more comprehensive answer to the questions. Commissioner Scheer asked if the Planning Commission had discretion when making recommendations on zoning.

REGULAR AGENDA

1. AFCU Zoning Map Amendment, Zoning Text Amendment, and Planned Development at approximately 455 E and 475 E 500 S - Salt Lake City has received requests from Rick Magness, representing the property owner (America First Credit Union), that would facilitate the construction of a 52-foot-tall parking structure used to serve the properties located at approximately 455 E & 475 E 500 S. The two lots are approximately 1.47 acres or 64,000 square feet. As proposed, the property's current R-MU-45 zoning designation would not support the redevelopment, thus the applicant is requesting approval of a zoning map amendment, text amendment, and Planned Development.

a. Zoning Map Amendment - Request to rezone 455 E and 475 E 500 S from R-MU-45 (Residential/Mixed Use) to RO (Residential/Office), to allow for additional building height. **Case Number: PLNPCM2022-0115**

b. Zoning Text Amendment - Request to add "Financial Institution, with Drive-Through Facility" as a Permitted use in the RO zone. A footnote would state the use is only applicable along 500 South and 600 South between 700 East and Interstate-15. The property at 455 E 500 S has an existing nonconforming drive-through facility, which the text amendment would establish as permitted use. **Case Number: PLNPCM2023-00763**

c. Planned Development - Contingent on the approval of the rezone from R-MU-45 (Residential/Mixed Use) to RO (Residential/Office), the applicant is requesting Planned Development approval to build the parking structure with reduced rear yard, corner side yard, and interior side yard setbacks. **Case Number: PLNPCM2023-00745**

The subject properties are located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com)

Urban Designer Amanda Roman reviewed the petition as outlined in the staff report. The applicant gave a formal presentation providing additional information and renderings. Commissioner Mike Christensen asked staff if the applicant would be able to demolish the current structure and rebuild it in the same likeness. Amanda Roman stated that they would be able to take that approach.

PUBLIC HEARING

Chair Mike Christensen opened the public hearing.

Mike George, a property owner near site location, stated concerns about construction, snow removal, and traffic brought on by the new structure.

Seeing no one else wished to speak, Chair Mike Christensen closed the public hearing.

EXECUTIVE SESSION

Commissioner Barry asked the applicant why they are looking for a rezone if they would be able to rebuild the structure through the nonconforming structure process in code. The applicant stated that for the amount of money invested, they would receive less parking stalls to rebuild as is. Commissioner Scheer asked for clarification on the purpose the Zoning Text Amendment. Amanda Roman stated that the Zoning Text Amendment was originally proposed to allow the relocation of the nonconforming drive-through, but that plan has since been changed and the Text Amendment is technically no longer required. The applicant stated that they are not opposed to withdrawing the Zoning Text Amendment.

The Commission asked clarifying questions on the issues the applicant is facing with the current structure and the setback requirements.

Commissioner Mike Christensen stated that the Commission could table the Planned Development to be contingent on the City Council the Zoning Map Amendment.

Commissioner Santos-Rivera stated that he would be comfortable with tabling the Planned Development. Commissioner Kraczek stated concerns for increasing parking locations, which could increase the autocentric development of Salt Lake City.

MOTION

Commissioner Barry stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation of denial to City Council for this Zoning Map Amendment.”

Commissioner Santos-Rivera seconded the motion. Commissioners Kraczek, Barry, Scott, Santos-Rivera, Tuttle, and Christensen voted “yes”. Commissioners Scheer and Burrows voted “no”. The motion passed with 6 yes votes and 2 no votes.

Commissioner Barry stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation of denial to City Council for this Text Amendment.”

Commissioner Scheer seconded the motion. Commissioners Burrows, Barry, Scheer, Scott, Santos-Rivera, Tuttle, and Christensen voted “yes”. Commissioner Kraczek voted “no”. The motion passed with 7 yes votes and 1 no vote.

Commissioner Burrows stated, “I move to table the Planned Development request at approximately 455 E and 475 E 500 S until the City Council decides on a rezoning and to leave the public hearing open.”

Commissioner Tuttle seconded the motion. Commissioners Burrows, Scheer, Scott, Santos-Rivera, Tuttle, and Christensen voted “yes”. Commissioners Barry and Kraczek voted “no”. The motion passed with 6 yes votes and 2 no votes.

1. **Continuation of Driveways & Loading Text Amendment** - Continuation of a tabled item from the March 27, 2024 Planning Commission meeting. 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: PLN2023-00937**

Principal Planner Madison Blodgett reviewed the petition as outlined in the staff report.

Commissioner Scheer asked for clarification on what size of residential building the residential loading zones will be applied to. Madison Blodgett stated that its 80 units or more.

PUBLIC HEARING

Chair Mike Christensen opened the public hearing.

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

EXECUTIVE SESSION

Commissioner Scheer stated concerns for the height of the loading dock minimums being too low for loading trucks. The Commission discussed the ideal clearing height for a loading area.

Commissioner Santos-Rivera stated that tabling the item could give the staff more time to look into the appropriate height for the loading area. Commissioner Scheer stated that an option could be changing the unit minimums or unit type requirements. Nick Norris provided a variety of options the commission might consider when making a motion.

MOTION

Commissioner Barry stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation to adopt this zoning text amendment to the City Council with the additional recommendation that we leave the 14 foot height for loading docks for vertical clearance for multifamily residential and that the City Council look at the standard of when the loading dock is required based on number of dwelling units or configuration of units within the building.”

Commissioner Kraczek seconded the motion. Commissioners Kraczek, Burrows, Barry, Scheer, Scott, Santos-Rivera, Tuttle, and Christensen voted “yes”. The motion passed unanimously.

- 2. Prohibiting Distribution Centers on Former Northwest Quadrant Landfill Sites Text Amendment** - Mayor Erin Mendenhall has initiated a zoning text amendment to prohibit distribution centers on a former landfill site within the Northwest Quadrant Overlay (located at approximately 6780 W North Temple St). The intent of the proposal is to allow for future development of other uses allowed by the zoning code. The proposed changes will affect Chapter 21A.33 (Land Use Tables). Related provisions of Title 21A may also be amended as part of this petition. (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com). **Case Number: PLNPCM2024-00226**

Principal Planner Andy Hulka reviewed the petition as outlined in the staff report.

Commissioner Burrows asked for clarification on why there is only one landfill being address in this application and no other landfills. Nick Norris stated that this piece of land was carved out by state legislature. The Commission discussed the opportunity for development within the site.

PUBLIC HEARING

Chair Mike Christensen opened the public hearing.

Gary McEntee stated their disapproval of the petition.

Seeing no one else wished to speak, Chair Mike Christensen closed the public hearing.

EXECUTIVE SESSION

Commissioner Barry asked for clarification on how much of the site was used as a landfill. Andy Hulka stated that he is not able to confirm how much of the site is contaminated, but that the entire area is designated as landfill. The Commission and Staff took part of a discussion on only focusing on this site. Nick Norris stated that since state code has allowed the City to carve out this site, it is important to create a proposal to have a say in how the site develops incase state code were to change, to implement the Northwest quadrant plan.

MOTION

Commissioner Scheer stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation to adopt this zoning text amendment to the City Council.”

Commissioner Santos-Rivera seconded the motion. Commissioners Kraczek, Burrows, Barry, Scheer, Scott, Santos-Rivera, Tuttle, and Christensen voted “yes”. The motion passed unanimously.

The Planning Commission took a 5-minute break to reconvene at 7:53 PM.

WORK SESSION

Zoning Consolidation Project - The Planning Commission will be briefed on the proposed MU2 and MU3 zoning districts. The MU2 zoning district will replace the CN Neighborhood Commercial, RB Residential Business, and SNB Small Neighborhood Business zoning districts. This briefing will include reviewing the proposed zoning regulations related to building types, building height, setbacks, and related provisions. (Staff Contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com).

Principal Planner Aaron Barlow reviewed the petition as outlined in the staff report. Commissioner Barry stated interest in retaining setbacks in the MU2 zone. Commissioner Burrows asked we the zones would change if the property owner does not like the new zones, they would need to proceed into a rezoning request. Aaron Barlow stated that that would be correct, this change would affect all zones and not be a case-by-case bases.

The Commission discussed potential concerns for the rezoning process for nonconforming buildings. The Commission also discussed the parking requirements for the new zones.

Commissioner Santos-Rivera asked if there has been any discussion between staff and developers. Aaron Barlow stated that discussion has not occurred yet. Commissioner Scott asked for maps for visualization for the zoning comparison.

The meeting adjourned at approximately 8:35 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.