

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, May 22, 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, Aimee Burrows, Amy Barry, Anaya Gayle, and Rich Tuttle. Commissioner Landon Kraczek was absent from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager Kelsey Lindquist, Senior City Attorney Katherine Pasker, Principal Planner Brooke Olson, Senior Planner Eric Daems, 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 reported on recent City Council activity. He also reported that the D4 zoning changes were postponed to the June 12, 2024, Planning Commission meeting.

OPEN FORUM

No one spoke.

CONSENT AGENDA

1. **Planned Development for 2020 Main Townhomes at Approximately 2020 & 2030 S Main Street (Public Hearing)** – Danielle Clark of Blackbox Design Studios, on behalf of property owner Wiltow Enterprises, is requesting Planned Development approval for eight townhome units on the properties at the addresses listed above. The properties are in the CC (Corridor Commercial) zoning district. The applicant is seeking Planned Development approval for a building without street frontage, additional building height of 2'6" (30' permitted), a transformer in the rear landscape buffer, and condensing units less than 4' from the side property lines. The subject properties are in Council District 5, represented by Darin Mano. (Staff Contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case Number: PLNPCM2023-00891**
2. **APPROVAL OF THE MEETING MINUTES FROM APRIL 24 AND MAY 8, 2024**

The Chair opened the public hearing.

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

MOTION

Commissioner Burrows motioned to approve the consent agenda. Commissioner Santos-Rivera seconded the motion.

Commissioner	PLNPCM2023-00891	April 24, 2024, Minutes	May 8, 2024, Minutes
Gayle	Yes	Yes	Abstained
Barry	Yes	Yes	Yes
Burrows	Yes	Yes	Yes
Scheer	Yes	Yes	Yes
Scott	Yes	Yes	Yes
Tuttle	Yes	Yes	Yes
Santos-Rivera	Yes	Abstained	Abstained
Christensen	Yes	Yes	Yes

The motion passed.

REGULAR AGENDA

1. Planned Development Modifications for 144 S Apartments at Approximately 144 S 500 East -

The applicant, 144 South Apartments LLC, is requesting approval for Planned Development modifications at the above-stated address. The project was previously approved on the October 13, 2021, Planning Commission meeting. The approval was for a mixed-use building containing 110 affordable housing units reserved for renters at 60% or less of the area median income (AMI). The applicant is now requesting modifications to the approved building elevations, site plan, and landscaping plan associated with the project. The subject property is located in the R-MU (Residential Mixed Use) zone, within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Brooke Olson at 801-535-7118 or brooke.olson@slcgov.com) **Case Number: PLNPCM2021-00698**

Principal Planner Brooke Olson reviewed the petition as outlined in the staff report. She stated that staff recommends approval of the first modification but recommends denial of the second and third modifications.

The applicant Peter Corroon reviewed the proposed modifications.

The Chair opened the public hearing.

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

The commission, staff, and applicant discussed the conditions on the property, the corrugated metal fence, the proposed modifications, the landscaping buffer,

MOTION

Commissioner Gayle stated, “Based on the information presented and discussion, I move that the Commission approve the Planned Development modification #1 and deny modifications #2 and #3 as recommended by staff.” Commissioner Barry seconded the motion. Commissioners Tuttle, Barry, Gayle, and Santos-Rivera voted “yes”. Commissioners Scott, Scheer, Burrows, Barry, Gayle, and Chair Christensen voted “no”. The motion failed.

There was discussion amongst the commission on how to proceed with a new motion.

Commissioner Burrows stated, “I move that the commission approved this plan development application because evidence has been presented that demonstrates the proposal complies with the following standards with the following conditions: Requests one and 3 are approved as staff recommended. Request 2 two seems to meet standard 21A.55.050.A that the product would result in a more enhanced product then would be achievable through strict application of the land use regulations to the aesthetics.” Commissioner Scheer seconded the motion. Commissioners Gayle and Barry voted “no”. Commissioners Burrows, Tuttle, Scott, Scheer, Santos, and Chair Christensen voted “yes”. Motioned passed 6 to two.

- 2. Continuation of 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, at the above-stated address, 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 petition as outlined in the staff report. He stated that staff recommends approval of the modifications.

The applicant Pierre Langue reviewed the proposed modifications.

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 the proposed green space and parking.

MOTION

Commissioner Scheer stated, “Based on the information presented and the discussion, I move that the commission approve this Planned Development application as recommended by staff.” Commissioner Barry seconded the motion. Commissioners Barry, Scheer, Burrows, Tuttle, Gayle, Scott, Santos-Rivera, and Chair Christensen voted “yes”. The motion passed.

- 3. Preliminary Subdivision and Planned Development for Carrigan View Phase 2 at Approximately 1820 & 1822 S. Lakeline Drive and 1937 & 1939 S. Scenic Drive** - Adam Turville, the property owner, is requesting approval for a 3-lot residential subdivision and the dedication of open space land for conservation, trail preservation, and future trailhead development.
 - A. Planned Development:** Requesting approval for three residential lots that do not front on a public street. Lot 3 is 50’ wide at the front yard setback where 100’ would be required, Lots 2 and 3 include minor portions of their buildable areas which include slopes that exceed 30%, and the private road (Carrigan Rim Court) would include construction across manmade slopes that exceed 30 percent. **Case number: PLNPCM2023-00890**
 - B. Preliminary Subdivision:** The development requires Preliminary Subdivision approval to establish boundaries for the residential lots, open space, and private road, and to establish easements through the property. **Case number: PLNSUB2024-00219**

The subject property is within FR-2 (Foothills Residential) and OS (Open Space) zoning districts, located in Council District 6, represented by Dan Dugan. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com)

Senior Planner Eric Daems reviewed the petition as outlined in the staff report. He stated that staff recommends continuing the item at a later date to review information that has just become available.

The applicant Adam Turville gave an overview of the proposal.

The Commission, staff, and applicant discussed buildable area and slopes.

PUBLIC HEARING

The Chair opened the public hearing.

Garry Rheimer – In support of the proposal.

Ross Chambliss – Has concerns over erosion, and the lot sizes being larger than.

Tim Chambliss – feels additional analysis is needed due to the slopes and erosion.

Ben Oble – Concerned about loss of views that the proposal would impose. Also concerned about the care of the property while under development.

Elisabeth Barrows – Concerned over the trail networks that would be affected by the proposal and erosion.

Melanie Marry – Concerned about accessibility of the public space and would like to see it remain ADA accessible.

Bruce Alder – Feels there are pros and cons to the proposal but pleased with the proposal overall.

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

The commission and staff discussed whether the sale of proposed open lands should be a condition of approval, the trailhead, geotechnical evaluation, the timeline of the continuance, the easement on the property, and safeguarding the public access benefits.

MOTION

Commissioner Scheer stated, “Based in the information presented and discussion I move that the commission continues this Planned Development application as recommended by staff.” Commissioner Gayle seconded. Commissioner Gayle, Scheer, Burrows, Tuttle, Barry, Scott, Santos-Rivera, and Chair Christensen voted “yes”. The motion passed.

Commissioner Scheer stated, “Based on the information presented and the discussion, I move that the commission continue this Preliminary Subdivision application as recommended by staff.” Commissioner Gayle seconded. Commissioners Gayle, Scheer, Burrows, Tuttle, Barry, Scott, Santos-Rivera, and Chair Christensen voted “yes”. The motion passed.

A five minute break was called. The meeting reconvened at 7:23 PM.

BRIEFINGS

1. **Zoning Consolidation Project** - The Planning Commission will be briefed on the proposed MU5, MU6, MU8, and MU11 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)

Planning Director Nick Norris reviewed the consolidation project.

Commissioner Barry shared concerns about MU-11 in proximity to residential.

OTHER BUSINESS

1. Vice-Chair Election

Commissioner Barry nominated Aimee Burrows as Vice-Chair. Commissioner Burrows accepted the nomination.

Commissioner Barry motioned to approve Commissioner Burrows as Vice-Chair. Commissioner Santos-Rivera seconded the motion. All commissioners voted “yes”. The motion passed.

The meeting adjourned at approximately 7:52 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.