

Planning Commission Work Meeting Minutes
Thursday, August 31, 2023
South Salt Lake Council Chambers
220 East Morris Avenue
Time: 6:45 p.m.

Commission Members Present: George Pechmann, Chair
Sophie Bellina
Jeremy Carter
Chad Ewell
Suzanne Slifka
Mary Anna Southey
Olivia Spencer

Staff Members Present: Amy Jones, City Attorney
Jonathan Weidenhamer, Community Development Director
Dawn Emery, City Planner
Jed Shum, City Planner
Alexandra White Halleck, Planning Consultant

Chair George Pechmann called the Work Meeting to order at 6:45 p.m.

PLANNING COMMISSION WORK MEETING

Community Development Director, Jonathan Weidenhamer, reported that the purpose of the Work Meeting was to give the Commission the opportunity to ask questions about items on the agenda. The intent was not to have a substantive discussion but to allow staff to prepare answers in advance. It was suggested that Commissioner Slifka participate in tonight's meeting.

Planning Consultant, Alexandra White Halleck, reported that tonight the Commission will review a Preliminary Plat Subdivision for a multi-family building located at 300 West at 2200 South. The request is for a large, nearly one-block parcel located on the east side of the street. The second agenda item is a request for a Conditional Use Permit ("CUP") for the same project. The project details would be reviewed during the presentation.

Mr. Weidenhamer explained that the intent is to allow the Commission to engage and identify specific concerns. Commissioner Carter asked why a Conditional Use is part of the request. Mr. Weidenhamer explained that it is a relic from a past time. The intent is to redevelop the downtown area with multi-family residential and as Ms. Halleck is the primary author of the Downtown Code Update, the first order of business will be to make it an allowed use.

Commissioner Ewell asked if what is proposed incorporates the S Line. Ms. Halleck explained that it does not directly since the north-to-south TRAX line runs along the eastern portion of the site. The Green Line, which is technically part of the north-south TRAX line, runs along the southern portion of the property. There is a segment along 300 West across the street where the Parleys Trail connects but there is no street-car line directly adjacent to the property.

Mr. Weidenhamer commented that the setbacks required by the Utah Transit Authority (“UTA”) for the power involved in running the TRAX lines, there are very clear setbacks and buffers between their infrastructure and what can be built residentially. Staff worked diligently with the applicant to meet all Building and Fire Code requirements and to provide a good community amenity along both TRAX lines. Setback requirements and a connection to Parleys Trail were being provided.

Questions regarding noise and green space that were raised would be answered during the Regular Meeting. An inquiry was also made regarding what will take place in the bottom portion of the building.

The Work Meeting adjourned at 6:54 p.m.