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AGENDA
PLANNING COMMISSION MEETING
Thursday, November 2, 2023
South Salt Lake Council Chambers
220 East Morris Avenue

PLANNING COMMISSION WORK MEETING AT 6:45 P.M.

1. Review of the Regular Meeting Agenda

PLANNING COMMISSION MEETING AT 7:00 P.M.

Pledge of Allegiance: Christy Dahlberg
Approve Agenda: George Pechmann

STAFF BUSINESS – INFORMATION ITEMS

None at this time

PLANNING COMMISSION BUSINESS

Approval of the October 5, 2023 Planning Commission Minutes
ACTION ITEM

NEW BUSINESS

1. PUBLIC HEARING

A petition for an extension for the final plat to consolidate seven existing parcels into a 1-lot plat, for a Multi-Family Dwelling building located at 2354 South State Street.

ACTION ITEM

Applicant: Parallel Acquisitions, LLC
Address: 2354 South State Street

2. PUBLIC HEARING

A petition for preliminary plat approval to consolidate two existing properties into one lot, for a restaurant, located at 28 East 2100 South.

ACTION ITEM

Applicant: Cassie Ruiz
Address: 28 East 2100 South & 50 E 2100 South, In-N-Out Burger

CONTINUING BUSINESS

None at this time

Join Zoom Webinar

Please click the link below to join the webinar:

<https://zoom.us/j/96230908672?pwd=eHBXUkE0ajJzTTA1TVVhSU55MFNXUT09>

Webinar ID: 962 3090 8672

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING AUXILIARY COMMUNICATIVE AIDS OR OTHER SERVICES FOR THIS MEETING SHOULD CONTACT ELIZA UNGRICHT, (801) 483-6013, GIVING AT LEAST 24 HOURS NOTICE.

*Planning Commission Work Meeting Minutes
Thursday, November 2, 2023
South Salt Lake Council Chambers
220 East Morris Avenue
Time: 6:45 p.m.*

Commission Members Present: George Pechmann, Chair
Jeremy Carter
Sophie Bellina
Christy Dahlberg
Stacey Holscher
Suzanne Slifka
Mary Anna Southey

Staff Members Present: Josh Collins, City Attorney
Eliza Ungricht, Deputy Community Development Director (via Zoom)
Jed Shum, City Planner
Tereza Bagdasarova, City Planner
Dawn Emery, City Planner
Honor Steele, Applications and Website Specialist
Alexandra White Halleck, Planning Consultant (via Zoom)

PLANNING COMMISSION WORK MEETING

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

1. Review of Regular Meeting Agenda.

City Planner, Dawn Emery, reviewed the Planning Commission Meeting agenda and stated that there was a public hearing scheduled for an application from Parallel Acquisitions, LLC. There was also a public hearing scheduled for the proposed In-N-Out Burger. Chair Pechmann asked how many steps are in the process for the In-N-Out Burger restaurant. Planning Consultant, Alexandra White Halleck, shared additional information about the application. She explained that there is a multi-step process associated with the In-N-Out Burger location. The application before the Planning Commission is the Preliminary Subdivision Plat. It will come back to the Planning Commission in Final Plat form on November 16, 2023, which was a two-step process.

There was discussion about the application from Parallel Acquisitions, LCC. It was noted that it was approved last year in October 2022 and an extension was requested. Chair Pechmann asked why the extension was requested. Ms. Emery clarified that the applicant needs to obtain funding. All of the notices were sent out but it was discovered later that the Conditional Use Permit had expired. The Staff recommendation for the Planning Commission Meeting vote was to table the extension so it could be brought back to the Planning Commission at a future meeting with the reapplication for the Conditional Use Permit as well.

Chair Pechmann wondered when Parallel Acquisitions, LLC, first looked at that location. Ms. White Halleck believed it had been at least two years since the City started to interact with the applicant.

She clarified that subdivision plats are only valid unrecorded for 180 days under the South Salt Lake Municipal Code. The Code contains a provision that allows applicants to apply for an extension if the plat has not been recorded within 180 days. She believed that was what was being requested by the applicant in this case.

Commissioner Bellina noted that the Staff Report states that the original approval was granted in October 2022, which was more than 180 days. Ms. White Halleck was not sure if a prior extension was granted or not. There would need to be further clarification from Staff about that matter. Ms. Emery clarified that there was not a prior extension. It was her understanding that they had not broken ground or requested a Building Permit but she believed the applicants had one year to begin that work and were unable to do so. The applicant applied for the extension approximately two weeks ago. Under the Code, which was referenced in the Staff Report, the applicant is allowed to apply for the extension as long as it is done in writing before the expiration date. This was done by the applicant.

Commissioner Carter asked if the extension was applied for prior to the plat due date. Ms. Emery explained that the extension needs to be applied for prior to the expiration of that one-year date. Commissioner Carter was trying to understand the timeline as he did not want to hold up another developer. He felt the Planning Commission had an obligation to keep things moving forward. During the Planning Commission Meeting, he asked that a clear timeline of the initial application be shared. Ms. Emery confirmed that the timeline could be shared and reviewed.

A question was raised about whether there is a low-income element to the project. Ms. Emery was not aware of a low-income requirement associated with the property. The reason the extension was recommended by Staff was because for someone to start over would take more time than granting the one-year extension. If granted, the extension would be for 360 days. Commissioner Bellina asked if it would be possible to add a Condition of Approval for the extension to be less than that. City Attorney, Josh Collins, stated that the Planning Commission could grant an extension but the language does not specify the minimum number of days.

Chair Pechmann asked how many projects Parallel Acquisitions, LLC, has under development elsewhere. Ms. White Halleck reported that Parallel Acquisitions, LLC is a large developer in other states. She was not sure if this was their first project in Utah but it was their first project in South Salt Lake. Deputy Community Development Director, Eliza Ungricht, informed the Commission that the applicant will be present at the November 16, 2023, meeting. She believed the applicant planned to attend tonight's meeting via Zoom. It would be possible to ask the applicant questions about the project during the Regular Meeting.

Chair Pechmann closed the Work Meeting at 6:57 p.m.