

**SALT LAKE CITY
PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, May 14, 2008**

Present for the Planning Commission meeting were. Commissioners: Babs De Lay, Peggy McDonough, Robert Forbis, Frank Algarin, Susie McHugh, and Kathy Scott. Commissioners Prescott Muir, Tim Chambless, and Chair Matthew Wirthlin, Vice Chair Mary Woodhead were excused from the meeting.

Present from the Planning Division were; Joel Paterson, Acting Planning Director; Michael Maloy, Principal Planner; Cheri Coffey Programs Analysis; and Tami Hansen, Planning Commission Secretary. Paul Nielson, City Land Use Attorney.

A roll is being kept of all who attended the Planning Commission Meeting. Acting Chair De Lay called the meeting to order at 5:45 p.m. Audio recordings of Planning Commission meetings are retained in the Planning Office for an indefinite period of time.

A field trip was held prior to the meeting. Planning Commissioners present were: Kathy Scott. Salt Lake City Staff present were: Joel Paterson, Cheri Coffey, and Michael Maloy.

APPROVAL OF MINUTES from Wednesday, April 23, 2008.

(This item was heard at 5:45 p.m.)

Commissioner Scott made a motion to approve the April 23, 2008 minutes as written. Commissioner Forbis seconded the motion. Commissioners Forbis, Scott, McHugh, and Algarin voted, "Aye". Commissioner McDonough abstained, the motion passed.

REPORT OF THE DIRECTOR

(This item was heard at 5:46 p.m.)

Mr. Paterson noted that the Commissioners had been given a handout reflecting initiated petitions from January 2005 to May 2008.

Acting Chair De Lay thanked staff for following through with this request, and inquired about total petitions that had been initiated by just the Planning Commission.

Mr. Paterson noted that staff would be able to provide the Commission with that information at the next meeting.

Commissioner Forbis noted that he and Commissioner McDonough would be sitting in on an interview with a candidate for the new Planning Director on Friday.

PUBLIC HEARING

(This item was heard at 5:49 p.m.)

Petition 400-08-05 CitiView Condominiums Rezoning Request—a request by Newport CitiView, LLC represented by Michael Akerlow, for a zoning mapping amendment at approximately 313 North 300 West. The subject property is one of two parcels for the condominium project. The subject parcel has two zoning designations: Public Lands (PL) and Mixed Use (MU). The proposed zoning map amendment would rezone the entire parcel to a Mixed Use zoning classification. The parcel is 0.12 acres. It is believed that the zoning on this property was made in error during the Zoning Rewrite Process of 1995 because the property is located adjacent to Salt Lake City School District to the south and it was believed that the property currently

zoned Public Lands, was owned by the School District, which it was not. The property is located in City Council District Three, represented by Eric Jergensen

Acting Chair De Lay recognized Cheri Coffey as staff representative.

Ms. Coffey stated that this petition was initiated by Mayor Becker and noted that the property owners found a mapping error and brought it to the attention to staff. She stated that the property had been zoned incorrectly in 1995, and that the request was to rezone the property to Mixed-Use (MU).

Acting Chair De Lay opened up the public hearing portion of the petition, there was no comment, she then closed the public hearing.

Commissioner Forbis made a motion regarding Petition 400-08-05, the CitiView Condominiums rezoning request, based on the findings of fact listed in the staff report and the evidence presented at the meeting, that the Planning Commission forward a favorable recommendation to the City Council to approve the zoning amendment, to zone the property at 313 North 300 West, Parcel No. 08-36-401-004, Mixed-Use (MU).

Commissioner McHugh seconded the motion. All in favor voted, "Aye", the motion carried unanimously.

Salt Lake International Center Sunquest Development Zoning Amendment and Conditional Use—a request by Gordon Jacobsen for a zoning amendment and conditional use for property located at 51 North Tommy Thompson Road. The proposed zoning amendment and conditional use would permit construction of a commercial planned development on the property. The property is zoned M-1 Light Manufacturing District and OS Open Space District. The property is located within City Council District One, represented by Carlton Christensen.

- **Petition 400-08-01.** The applicant has requested amendment of the Salt Lake City Zoning Map for the southernmost portion (0.95 ± of an acre) of the 4.66 acre property from OS Open Space District to M-1 Light Manufacturing District.
- **Petition 410-07-43.** The applicant has requested approval of a conditional use for a commercial planned development on the property. The proposed planned development is for construction of 72,000 ± square feet of commercial office and warehouse space in three buildings on a single parcel.

(This item was heard at 5:52 p.m.)

Acting Chair De Lay recognized Michael Maloy as staff representative.

Mr. Maloy noted that through the process of amending this subdivision, the zoning had never been amended. The City did understand that this property was intended for development when it was sold to a private entity. He noted that the applicant was proposing to construct three separate buildings. Phase one would consist of building the first building of the project, which is where the zoning line passes and in the Open Space (OS) zone a commercial structure could not be built.

Mr. Maloy noted that the existing flag poles on the site, which are a marker for the Salt Lake City International Center, would remain under this redevelopment proposal. He stated that if the Commission did approve this zoning change and conditional use, the SLC International Center signage would be restricted in the zone; however, he had added a condition that the existing signage would not count against the signage typically permitted in the M-1 zone.

Commissioner McHugh stated that on the first page of the staff report it read, *Staff shall administrate construction phasing, which may be adjusted based on demonstrated need and approval of the Planning Division Director.* She inquired if by saying *Planning Division Director* it meant Mr. Paterson.

Mr. Maloy stated that yes, it would be the Planning or acting Planning Director.

Acting Chair De Lay opened the public hearing portion of the petition, there were no comments; she then closed the public hearing.

Commissioner Forbis noted that this petition had come before a planning subcommittee, and the open space zoning was an error and did need to be resolved.

Commissioner Forbis made a motion regarding Petition 400-08-01, that the Commission forward a positive recommendation to the City Council to amend the Salt Lake City Zoning Map from Open Space District (OS) to Light Manufacturing District (M-1) for property located at approximately 51 North Tommy Thompson Road based on the standards listed in the Zoning Ordinance and the following findings:

- A. **The proposed amendment is harmonious with the overall character of existing development in the immediate vicinity.**
- B. **The proposed amendment will not adversely affect adjacent properties.**
- C. **The proposed amendment is consistent with the provisions of all applicable overlay zoning districts, which may impose additional standards.**
- D. **Public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection are adequate or will be made adequate by the applicant in compliance with City development regulations.**

Commissioner Algarin seconded the motion. All in favor voted, "Aye", the motion carried unanimously.

Commissioner Forbis made a motion regarding Petition 410-07-43, that the Commission approve the conditional use to construct a commercial planned development based on the enclosed findings and subject to the following conditions of approval:

1. **Conditional use approval is subject to the City Council approval of Petition 400-08-01 to amend the Salt Lake City Zoning Map for a portion (0.0945 of an acre) of the subject property from Open Space District (OS) to Light Manufacturing District (M-1).**
2. **Regulations modified by approval of the planned development is limited to:**
 - **Number of principal buildings located on a single parcel as shown within Attachment D—Preliminary Site Plan with Phasing, and**
 - **Existing onsite signage shall be considered as excess signage, and which presence shall not limit the property owner from obtaining signage typically permitted within the Light Manufacturing District (M-1).**

All other City Regulations shall remain in force.

3. Staff shall administrate construction phasing, which may be adjusted based on demonstrated need and approval of the Planning Division Director.
4. Proposed pedestrian circulation improvements do not fully satisfy City accessibility standards. With the advice and consent of the Transportation Division, Planning staff shall coordinate with the applicant the location and design specifications for additional private sidewalks. All sidewalk intersections with vehicular drive aisles shall provide an accessible ramp.
5. Applicant shall provide for staff approval of a lighting study for each phase of construction. To prevent light pollution and glare, all lighting should be shielded and downward oriented, with an exception for accent or architectural lighting.
6. In compliance with City Code 21A.54.150.7 staff shall approve product selection and placement of all outdoor site furnishings, which shall include benches, waste receptacles, and bike racks. Site furnishings shall be compatible with architectural building style.
7. Petition shall be subject to compliance with the department comments contained within Attachment G—Department Comments on Conditional Use.

Commissioner Algarin seconded the motion. All in favor voted, “Aye”, the motion carried unanimously.

The meeting adjourned at 5:59 p.m.

Tami Hansen

