

SALT LAKE CITY PLANNING COMMISSION MEETING

In Room 326 of the City & County Building

451 South State Street, Salt Lake City, Utah

Wednesday, November 19, 2008

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

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

Present from the Planning Division: Frank Gray, CED Director (present for the work session); Wilf Sommerkorn, Planning Director; Pat Comarell, Assistant Planning Director; Joel Paterson, Programs Manager; Paul Neilson, City Attorney; Ed Rutan Senior City Attorney; Doug Dansie, Senior Planner; Nick Norris, Senior Planner; and Lucille Taylor, Senior Secretary.

5:11:37 PM Work Session

Debbie Lyon, from the Salt Lake City Sustainability Office, discussed a new program the City is introducing to set up a recycling zone.

A roll is being kept of all who attended the Planning Commission Meeting. Chair Woodhead called the meeting to order at 5:48 p.m. Audio recordings of the 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: Frank Algarin, Tim Chambless, Prescott Muir, Susie McHugh, and Kathy Scott. Staff members present were: Joel Paterson, Doug Dansie, and Nick Norris.

5:48:54 PM Approval of Minutes from Wednesday, November 12, 2008. Commissioner Wirthlin made a motion to approve the minutes with noted changes. Vice Chair McHugh seconded the motion. All in favor voted, "Aye," the motion passed unanimously. Commissioners Scott and Chambless abstained.

5:49:53 PM REPORT OF THE CHAIR AND VICE CHAIR

Chair Woodhead noted that there were no items to report.

5:50:02 PM REPORT OF THE DIRECTOR

A request for extension of an amendment of the sunset provision of Ordinance 74 of 2006, which enacted an expedited approval process for temporary construction-related activities in a portion of the Downtown area, granting authority to City Administrative staff to modify certain City regulations for construction activities.

View: [Memorandum](#)

Mr. Sommerkorn noted that this was the same ordinance that the Planning Commission approved previously and the request was to extend the deadline to 2010.

[5:52:16 PM Motion](#)

Commissioner Scott made a motion that the Planning Commission forward a positive recommendation to the City Council to extend the amendment of the sunset provision of Ordinance 74, originally dated 2006, for another two years, with a new termination date of October 2010.

Commissioner Wirthlin seconded the motion.

All in favor voted, “Aye”, the motion passed unanimously.

PUBLIC HEARING

[5:53:15 PM](#) Continued from November 12, 2008; Amendment to Petition 410-329 pursuant to Petition 400-04-25—a request by the Boyer Company to create a sign package for an open air mall (Gateway). The proposed action is an amendment to the planned development approval of the Gateway mixed-use complex to adopt a sign package for the open-air mall portion of the development. The Gateway is generally located at between 400 and 500 West from North Temple to 200 South. Petition 400-04-25, which was approved by the Planning Commission and City Council, allows open air malls to create their own internal signage package when included as part of a planned development. The Boyer Company is requesting an amendment to the original planned development approval (410-329) to include a signage package. View: [Staff Report](#)

Chair Woodhead recognized Doug Dansie as the staff representative.

Mr. Paul Nielson noted that Ed Rutan would be the legal counsel for this petition, and recused himself.

[6:24:04 PM Public Hearing](#)

Chair Woodhead opened the public hearing portion of the petition; she noted there were no public comments. Chair Woodhead closed the public hearing.

[6:24:33 PM Motion](#)

Commissioner Wirthlin made a motion regarding Petition 410-329, the Gateway mixed-use planned development amendment, for a sign master plan agreement, that the Planning Commission approve the amendment to the planned development proposed with the following conditions:

- 1. Signs specifically prohibited by the zoning ordinance remain specifically prohibited.**
- 2. The map be amended to follow the outline of the original planned development (50 North, not North Temple).**

3. All signs must meet minimal clearance from sidewalk and other pedestrian accessible spaces.

Commissioner De Lay seconded the motion.

[6:24:54 PM](#) Discussion of the motion.

[6:26:28 PM](#) Commissioners De Lay, Algarin, Muir, Wirthlin and Vice Chair McHugh voted, “Aye”. Commissioners Scott and Chambless voted, “No”. The motion passed.

Mr. Nielson rejoined the meeting.

The following agenda items were postponed:

984 East 900 South, Master Plan and Zoning Map Amendment—a request by Robert Arrington representing the property owner for a master plan and zoning map amendment for the property located at approximately 984 East 900 South. The purpose of the request is to convert the existing two-family dwelling to a mixed-use with an office on the ground floor and a dwelling unit on the second floor. The property is located in City Council District Five, represented by Jill Remington-Love.

- a. **Petition PLNPCM2008-00748, Master Plan Amendment**—a request to amend the Central Community Future Land Use Map for the subject property (Parcel 16-08-183-012) from “Medium Density Residential” to “Low Density Residential Mixed Use” and to amend the East Central Community Small Area Master Plan to include the property in the “Support District”.
- b. **Petition 400-08-11, Zoning Map Amendment**—a request to amend the Salt Lake City Zoning Map for the subject property (parcels 16-08-183-012) from RMF-35 (Moderate Density Multi-Family Residential District) to CN (Neighborhood Commercial District).

[6:27:11 PM](#) **Pierpont Lofts**—a request by Dan Howells, for a conditional use/planned development approval and preliminary subdivision approval to build a residential planned development. The project consists of twelve single-family attached dwelling units on approximately 0.86 acres. The project is located at approximately 929 West Pierpont Ave in an RMF-30 Low Density Multi-family Residential zoning district. The property is located in City Council District Two, represented by Van Turner. [View: Staff Report](#)

- a. **Petition PLNSUB2008-00343 Conditional Use for Planned Development**—a request by the applicant for approval to construct twelve attached single-family dwelling units without the required frontage on a public street and a modification to the rear yard setback and buffer requirements.
- b. **Petition PLNSUB2008-00345 Preliminary Subdivision**—a request by the applicant for preliminary approval for a twelve lot residential and common area subdivision.

Chair Woodhead recognized Nick Norris as staff representative.

[6:43:14 PM](#) **Public Hearing**

Chair Woodhead opened the public hearing portion of the petition; she noted there were no public comments. Chair Woodhead closed the public hearing.

[6:44:52 PM](#) **Motion:** Petition PLNSUB2008-00343 Conditional Use for Planned Development

Commissioner De Lay made a motion regarding Petition PLNSUB2008-00343, based on the findings in the staff report, and the testimony heard at the meeting, that the Planning Commission approves the proposed planned development subject to the following conditions:

- 1. That the rear yard setback be reduced to fourteen (14) feet for units 9-12.**
- 2. That the entire site be landscaped by the developer prior to issuing a Certificate of Occupancy 21A.48.080 be installed where common areas are adjacent to residential land uses.**
- 3. The applicant shall plant a street tree in the park strip along 900 West.**
- 4. That the Planning Commission delegates final approval of the landscaping plan to the Planning Director.**

Vice Chair McHugh seconded the motion.

[6:45:21 PM](#) Discussion of the motion.

[6:45:56 PM](#) **Commissioners De Lay, Algarin, Scott, Chambless, Wirthlin, and Vice Chair McHugh voted, “Aye”. Commissioner Muir voted, “No”. The motion passed.**

[6:46:14 PM](#) **Motion:** Petition PLNSUB2008-00345 Preliminary Subdivision

Commissioner De Lay made a motion regarding Petition PLNSUB2008-00345, based on the findings in the staff report, and testimony heard at the meeting, the Planning Commission approves the proposed subdivision with the following conditions:

- 1. That all final plat requirements of the City are adhered to.**
- 2. That all conditions associated with petition PLNSUB2008-00343 are complied with.**

Commissioner Wirthlin seconded the motion.

Commissioners De Lay, Algarin, Scott, Chambless, Muir, Wirthlin, and Vice Chair McHugh voted, “Aye”, and the motion passed.

The meeting adjourned at 6:49 p.m.

This document, along with the digital recording, constitute the official minutes of the Salt Lake City Planning Commission held on November 19, 2008.

Tami Hansen