

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, April 28, 2010

Present for the Planning Commission meeting were Chair Babs De Lay and Vice Chair Frank Algarin; and Commissioners Tim Chambless, Angela Dean, Michael Fife, Michael Gallegos, Matthew Wirthlin, Mary Woodhead and Kathleen Hill. Commissioner Susie McHugh was excused.

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called 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. Planning staff members present at the meeting were: Wilford Sommerkorn, Planning Director, Joel Paterson, Manager; Casey Stewart, Principal Planner; Ray Milliner, Principal Planner, Nick Norris, Senior Planner, Paul Nielson, City Attorney; and Angela Hasenberg, Senior Secretary.

Field Trip Notes (Taken by Joel Paterson)

Planning Commissioners visited the Foothill Place Apartment building, located at 2200 and 2260 South Foothill Blvd. Planner Casey Stewart explained the project, detailing the removal of carports from a central parking area to improve the entrance access to the leasing office. The carports will be replaced to the west edge of the project. Mr. Stewart explained that two property owners have expressed concern with trash that gets thrown into their yards.

The Commissioners also visited the site located between 2000 South and 2100 South and between State Street and Main Street. Planner Ray Milliner described the proposed zoning changes the origin of the petition and the City's decision to increase the study area to be rezoned. Mr. Milliner mentioned that several property owners along 2100 S in the CC zone are opposed to the rezoning.

Approval of Minutes from Wednesday, April 14, 2010 was postponed.

Report of the Chair and Vice Chair

Chair De Lay stated she met with the City Council last week and discussed the proposed Historical re-designation of the Westmoreland Place and Yalecrest neighborhoods. Mr. Sommerkorn clarified that the Historic Landmark Commission will be considering the information in May, and that the Planning Commission will hear the information in June.

Report of the Director

Mr. Sommerkorn stated that there was no new information.

5:49:47 PM **Public Hearings**

PLNSUB2010-00074: Foothill Place Apartments carport project, a request by Lynn Carlson, representing Jackson Square Properties, for conditional use approval to amend the original Foothill Place Apartments planned development by relocating 62 carports from the interior of the development to the perimeter along the west property line. The subject property is located at 2200 and 2260 South Foothill Blvd, in an RMF-35 (Residential Multi-Family) zoning district.

Chair De Lay recognized Casey Stewart as staff representative.

Mr. Stewart stated that this item is a conditional use to amend a previously approved planned development that was approved by the Board of Adjustment in 1974. The address is 2200 and 2260 Foothill Drive and is known as the Foothill Place Apartments. The request is to relocate some carports constructed on the site.

Mr. Stewart gave a PowerPoint presentation that illustrated the location of the current carport structures, and showed where the new carports would be placed.

Mr. Stewart noted that there are 62 carports being removed and 62 carports being rebuilt. He also stated that the project has been reviewed by the various city departments. The comments were attached in the report, and staff has reviewed the application for compliance with conditional use standards and planned development and has found that it does comply. Staff recommends approval subject to compliance with the City Department requirements.

Chair De Lay inquired if this project has been brought before the Planning Commission several years ago and asked if at that time the carports were to be removed.

Mr. Stewart responded that the prior application had expired and that this is a new application

Aaron Besinger with Carlson Engineering Services has been retained by the applicant, Jackson Square. He reiterated the need to move the carports.

Commissioner Dean noted the excess drainage from the roofs that may affect the downhill neighboring property.

Mr. Besinger stated that the drainage system that is currently there will stay in place and will not adversely affect anything.

Commissioner Chambless expressed a concern regarding the lighting on the carports, and questioned skyward lighting. He was concerned about lack of lighting being a safety issue. He was also concerned about the power and inquired to the use of solar panels.

The Applicant responded that he is not aware of the lighting requirement. He noted that the direction (westward) was not conducive to collection of solar power.

[5:56:31 PM](#) **Public Hearing**

Chair De Lay opened the public hearing portion of this petition.

No one from the public chose to speak.

Chair De Lay closed the public hearing.

Motion

Commissioner Algarin made a motion regarding Petition PLNSUB2010-00074, based on the findings of staff; the Planning Commission approves the petition.

Commissioner Gallegos seconded the motion.

Commissioners Chambless, Fife, Dean, Gallegos, Hill, Wirthlin, Woodhead and Algarin voted, “Aye”. The motion passed unanimously.

PLNPCM2009-00346 Zoning Map Amendment— a request by Salt Lake City Mayor Ralph Becker to amend the Salt Lake City Zoning Map for properties south of OC Tanner between 2000 South and 2100 South and between State Street and Main Street. The proposed Map amendment would change the current zoning from Business Park (BP) and Commercial Corridor (CC) to a Mixed Used (MU) zone.

This Item was postponed to a later date.

[6:11:37 PM](#) **Briefing**

Transit Station Area Zoning District—the Planning Commission will hold a briefing and discuss with staff the proposed Transit Station area Zoning District. The purpose of the briefing will be to update the Planning Commission on the proposed Transit Station Area Zoning District. The Transit Station Area Zoning District is proposed within the station areas identified in the North Temple Boulevard station Area Plans. The proposed zoning district includes areas within Council district 1 represented by Carlton Christensen, Council District 2 by Van turner and Council district 3 represented by Stan Penfold.

Planner Nick Norris gave a PowerPoint presentation outlining the future plans for the North Temple Corridor relating to zoning.

Commissioner Woodhead asked questions regarding the point system assigned to the elements of the project

Commissioner Dean inquired about open space requirements and landscaping, water wise usage and its use along the corridor.

Mr. Norris noted that there is a requirement for open space. The standard is 10% in both the core and transition areas, as well as a certain square footage of the lot. There is a guideline regarding open space and sustainable site design. Points can be given for having local climate appropriate landscaping.

Commissioner Dean followed with a question regarding eyes on the street, but not necessarily access from the street,

Mr. Norris addressed the standards that addressed entrances on the street.

Commissioner Hill asked about a provision regarding pedestrian congestion and wondered about the possibility of setting more specific standards.

Mr. Norris discussed the parking issues, highlighting existing parking standards. He noted that specific items can be added to the standards or can be added it as a guideline, if the Planning Commission so desires. He discussed the reasoning behind the point system.

Commissioner Fife asked about the prohibitive uses, and asked for clarification of RV and Truck sales along the corridor. He inquired if that is meant to be there. He also asked about warehousing and distribution centers and whether they are allowed.\

Mr. Norris responded that he would verify and report back at the next meeting.

Commissioner Woodhead asked about zoning for homeless shelters in the area.

Mr. Norris responded that homeless shelters are proposed as a prohibited use and as the City is in the process of reconsidering how to look at them.

The meeting adjourned at 6:55 p.m.

This document, along with the digital recording, constitute the official minutes of the Salt Lake City Planning Commission held on April 28, 2010.

Angela Hasenberg