

**SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, October 27, 2010**

Present for the Planning Commission meeting were Chair Michael Fife, Vice Chair Angela Dean Commissioners Drown, Luke, McHugh, and Hill. Commissioners De Lay, Gallegos, Wirthlin and Woodhead were excused.

A field trip was held prior to the meeting Planning Commissioners present were: Fife and Luke. Staff members in attendance were Joel Paterson, Nick Norris and Elizabeth Reining.

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: Wilf Sommerkorn, Planning Director; Joel Paterson, Planning Manager; Nick Norris Planning Manager; Doug Dansie, Senior Planner; Casey Stewart, Senior Planner; Elizabeth Reining Principal Planner and Angela Hasenberg, Senior Secretary.

Field Trip Notes (Taken by Joel Paterson)

Planning Commissioners visited the area impacted by the Zoning Map Amendment. Planner Elizabeth Reining provided an overview of the proposed zoning map amendment. The Commission asked questions about potential uses.

The Commissioners also visited the Apollo Burger site located at 143 N Redwood Road. Staff provided an overview of the proposed project.

Note: Due to technical difficulty, the time indicated is one hour earlier than the actual time recording.

[5:19:01 PM](#)

Public Hearing

Approval of Minutes from Wednesday, October 13.

Commissioner Dean made a motion to approve the October 27 minutes as written. Commissioner Fife seconded the motion. Commissioners voted, “Aye”. The motion passed. Commissioners Luke, Hill, Drown and McHugh abstained from voting.

[5:20:58 PM](#)

Unfinished Business

Commissioner Dean made the motion to remove Apollo Burger petition off the table.

Commissioner McHugh seconded the motion.

Vote: Commissioners all voted “aye” the vote was unanimous.

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Apollo Burger, 143 N. Redwood Road (Tabled from October 13, 2010) – A proposal by Brandon Lundeen for the new construction of an Apollo Burger drive-thru restaurant at approximately 143 N. Redwood Road. At the time the application was deemed complete, the property was zoned TC-75 Transit Corridor District and the application is therefore processed under the zone applicable standards. The property is located in Council District 1 represented by Carlton Christensen. The proposal requires the review of the following petitions:

- a. **PLNPCM2010-00516** Conditional Use for a restaurant with a drive thru; and
- b. **PLNPCM2010-00488** – Building and Site Design Review requesting a modification of the 25 foot maximum building setback along Redwood Road and Gertie Avenue.

Chairperson Fife recognized Nick Norris as staff representative

Mr. Norris stated that Apollo Burger had shown an alternative layout and site design that they felt would more closely meet the TC-75 zoning requirements and Conditional Building and Site Design Review requirements and the previous meeting.

Mr. Norris added that since then, staff has reviewed the new layout and the changes, specifically the drive through lane and the Right of Way on Gertie Avenue, and found that the applicants new proposal meets the requirements outlined and are recommending approval of the project as proposed.

[5:23:13 PM](#)

Questions from the Commissioners:

None.

Statements from the Applicant:

None.

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Motion:

Commissioner McHugh made the motion in regard to conditional use review, PLNPCM2010-00516 and building and site design review PLNPCM2010-00488 that the Commission approves the petitions with the conditions 1-5 listed.

Commissioner Luke seconded the motion.

Vote: Commissioners Luke, Drown, McHugh, and Dean all voted “aye”, Commissioner Hill abstained. The motion passed.

[5:25:01 PM](#)

Public Hearing

Chairperson Fife noted that the Zoning Map Amendment for residential mixed use had been postponed.

[5:25:16 PM](#)

PLNPCM2009-01338: Sustainability Development Code Changes (Tabled from July 14, 2010): a request by Mayor Ralph Becker to amend the Zoning Ordinance in regards to accessory structures associated with urban agriculture (such as greenhouses) and renewable energy systems (such as small solar and wind energy collection systems) in an effort to facilitate and regulate those activities throughout the City.

Chairperson Fife recognized Casey Stewart as staff representative.

Mr. Stewart stated that the Commission first considered the proposed amendments in July of 2010, and tabled it in the Public Hearing that was held to allow more time to review. The Commission also requested more information.

Mr. Stewart said that he compiled the additional information and in the meantime, the Historic Landmark Commission had discussed the impact on Historic Overlay Districts and had come up with a final recommendation of approval that had been included in the proposed amendments.

Mr. Stewart addressed the concerns the Planning Commission had in July. The first concern was wind turbine noise and when they would be exempted from the noise level limit. After research, Mr. Stewart found two situations that could potentially cause noise issues: 1. if there was power outage and the wind turbine was tied to a grid. This would take the load off the wind turbine which would cause it to free wheel and could generate noise. 2. Prolonged wind events. The solution for both instances would be to turn the turbine off.

Mr. Stewart noted that those two occurrences were anticipated now, and if a system is purchased and installed, the issue would remedy itself.

Another concern was row covers, an item used very commonly in gardening. Staff felt that row covers were so common that they did not want to work them into the ordinance, and they would not count against coverage for accessory structures.

Urban Farming structures on vacant lots had an ordinance which stated that if a structure is on a vacant lot, the limit would be 10% of the total lot area. Staff feels that was an adequate size, if one took a 5,000 sq ft lot and took 10%, the size of the structure would be 500 sq ft.

Mr. Stewart presented pictures that represented the height limit for solar systems.

Mr. Stewart stated that it was staff's recommendation that the ordinance be approved. He also noted that the Historic Landmark Committee voted to approve as well.

Commissioner Mc Hugh asked if a home designated as historic could possibly have a panel.

Mr. Stewart said that it would be possible upon review by the Historic Landmark Commission. Mr. Stewart gave examples of different types of solar paneling.

Public Hearing

Steven McCready and Bob Powell representing Green Power Generation spoke. They discussed their product. They discussed what would happen if the power would go out, and what would happen if there were high winds.

Commissioner Drown inquired about how many wind turbines would be required for a 2400-5000 sq ft home.

Mr. Powell responded that they would need three.

Close of Public Hearing

Motion:

Commissioner McHugh made the motion in regard to PLNPCM2009-01338: Sustainability Development Code Changes, based on the findings of the staff report that they forward a favorable recommendation to the City Council to adopt the proposed sustainability ordinances text amendments related to accessory structures.

Commissioner Hill seconded the motion.

Vote: Commissioners Luke, Drown, McHugh, Hill, and Dean all voted "aye". The motion passed unanimously.

Meeting adjourned.