

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, June 8, 2011

Present for the Planning Commission meeting were: Chair Michael Fife, Vice Chair Angela Dean, Commissioners Babs De Lay, Emily Drown, Kathleen Hill, Charlie Luke, Michael Gallegos, Susie McHugh, Matthew Wirthlin and Mary Woodhead.

The Field Trip was cancelled.

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:; Nick Norris, Planning Manager; Nick Britton, Principal Planner; Ray Milliner, Principal Planner; Ana Valdemoros, Principal Planner; Mike Maloy, Principal Planner; Paul Nielson, Land Use Attorney; and Michelle Moeller, Senior Secretary.

5:35:20

Work Session

A training session was given by Dr. Chris Nelson, FAICP, Presidential Professor of City and Metropolitan Planning and Director of the Metropolitan Research Center at the University of Utah. Dr. Nelson briefed the Planning Commission on regional housing and demographic trends.

Dr. Nelson gave a PowerPoint presentation that was recorded as part of the channel 17 broadcast of the Planning Commission meeting.

The following points were made by Dr Nelson:

Broad Demographic Trends:

- End of decreasing household size
- Trends are that families will rent more than buy the homes they live in.
- Number of people who are older than 65 is increasing.
- Multi-Generational Households are increasing.
- Virtually all demand for new housing will be for empty nesters and seniors.

- 2015 baby boomers will want to sell their homes.
- 2015-2030 “dumping” of homes of senior citizens by the millions.
- New Housing Market Realities
 - Sub-prime mortgages are history
 - 20% down-payments will become normal
 - Fannie Mae and Freddie Mac are history
 - Meaning:
 - Smaller homes=maybe more people per unit
 - Smaller lots= more attached units
 - More renters= including doubled up renters

New Category of Mortgages

- QRM (Qualified Residential Mortgage)
- Lenders will need a 5% reserve.
- 20% minimum down payment
- Only FHA-backed lending for low down payments
- Anyone with a 60 day delinquency in their credit history in past 2 years will not qualify for a QRM

What is an ADU?

- An Accessory Dwelling Unit is a secondary housing unit on the same property as a main residence
- ADU's are also called accessory apartments, in-law apartments, family apartments or secondary units, granny flats, etc.
- ADU's are not duplexes:
 - ADU is subsidiary to the main residence
 - Owner of ADU usually lived on the property
 - ADUs are self-contained.

Why consider an ADU Option?

- Shrinking household size
- Rising real estate costs
- Aging population
- Neighborhood stability
- Character of neighborhoods
- Environmental benefits

Public ADU Benefits

- Increases tax revenues
- Minimizes subsidies for affordable units
- Maximizes use of existing infrastructure and services
- Keeps growing/aging families together
- Preserves existing housing/historic structures
- Promotes safer and stable neighborhoods

Private ADU Benefits

- Homeowners-rental income
- Local businesses- employee housing
- Real estate firms-rental stock
- Residential contractors-remodeling
- Lending institutions-home improvement loans

Who typically builds ADUs?

- Older singles/couples
- Middle-aged “empty nesters”
- Younger singles/couples
- Single working parents
- People who travel often

How and where are ADUs Built?

- Apartments in single-family homes
- Additions to homes
- Conversion of garages/secondary structures
- Free-standing cottages
- Designed into new construction

Summary of ADU Benefits

- Creates new housing using existing infrastructure and services
- Reduces energy consumption
- Generates community economic development
- Reduces costs for the elderly
- Preserves housing stock and neighborhood stability.

Salt Lake City ADU Demand 2030

- 250,000 population
- 100,000 households
- 50,000 Single and Nonfamily households
- 30,000 Demand for ADU-like options
 - 2-square miles of land saved from development
 - \$100M saved from new infrastructure

Questions from the Commissioners

Commissioner Hill asked if ADU's would stave off blight in suburban areas.

Dr Nelson responded that there are many large homes that have potential to be the next source of affordable housing. He stated that they could be reconfigured to accommodate multigenerational housing.

Commissioner Woodhead asked what research had been done about public attitudes toward ADUs.

Dr Nelson stated that the reaction is generally poor, but can be improved with education. The need is to identify the concerns, and then match them with experience.

Commissioner Gallegos asked if the number of single family homes within one half mile of the Trax stops was available.

Dr Nelson responded that those numbers would be available within a few weeks because of the HUD contracts.

6:33:20

Public Hearing

6:34:57

Approval of Minutes:

Motion: Commissioner Woodhead moved to approve with amendments the minutes of May 25, 2011.

Second: Commissioner McHugh seconded the motion.

Vote: Commissioners Emily Drown, Charlie Luke, Michael Gallegos, Susie McHugh Matthew Wirthlin and Mary Woodhead all voted "aye".

Commissioners Dean, De Lay and Hill abstained.

The motion passed with corrections.

Report of the Vice Chair:

Chairperson Fife had nothing to report.

Report of the Director:

Planner Doug Dansie stated that it would not be possible to have discussions electronically regarding the proposed changes to the billboard regulations. He noted that it would be added to the work session of the next meeting and would provide a memo that options.

Mr. Dansie added as a correction to previous discussions, that there were five billboards along I-80 in Salt Lake City.

PLNPCM2010-00231 and PLNSUB2010-00422 - Korean Presbyterian Church of Utah Extension Requests: The Korean Presbyterian Church of Utah at 425 East 700 South is requesting a one year extensions for both planned development and conditional use approvals that were granted by the Planning Commission on July 14, 2010. The subject property is in the RMF-35 (Moderate Density Multi-Family Residential) zoning district and in Council District 4, represented by Luke Garrott. (Staff contact: Nick Britton at 801-535-6107 or nick.britton@slcgov.com).

Chairperson Fife recognized Nick Britton as staff representative.

Planner Nick Britton stated that the Korean Presbyterian Church of Utah had been approved on July 14, 2010 for a conditional use and a subdivision on the property located at 425 East 700 South. The applicant was requesting a one year extension.

Commissioner McHugh asked if one year would be enough.

Commissioner Fife stated he thought it would be fine.

6:38:09

Motion:

Commissioner Woodhead made a motion in regard to planned development and conditional use petitions PLNPCM2010-00231 and PLNSUB2010-00422 she moved that the Planning Commission grant the applicant a one year extension.

Commissioner Luke seconded the motion.

Vote: Commissioners Dean, De Lay, Drown, Gallegos, Hill, Luke, McHugh, Wirthlin and Woodhead all voted "aye". The vote passed unanimously.

6:38:56

PLNPCM2011-00096 Marmalade West - A request by Howa Capital LLC to rezone the property from RM-U (Residential Mixed Use) to CB (Commercial Business) in order to accommodate a drive-through and office space. The project is located at approximately 300 West between 500 and 600 North. The property is located in the RMU (Residential Mixed Use) zoning district and is located in Council District 3, represented by Stan Penfold. (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com).

Commissioners De Lay and Wirthlin recused themselves from this item.

Chairperson Fife recognized Ray Milliner as staff representative.

Mr. Milliner stated that this was an application to rezone the property Marmalade West located at 300 West between 500 and 600 North. The applicant is requesting that the zoning be changed from RM-U (Residential Mixed Use) to CB (Commercial Business) in order to accommodate the use of a drive through and office use.

Mr. Milliner stated that reason this issue was before the Planning Commission was that although they had been approved for a Planned Development and a Zoning Amendment

as well as a Master Plan amendment in the past, City Council and Planning Commission had since changed the use table to eliminate these uses from the RM-U zone.

Mr. Milliner noted that staff had reviewed the petition and had determined that the CB zone was compliant with the Master Plan and that the CB zone would be a similar zone as far as uses and type of construction allowed in the area. He stated that staff recommended that the Planning Commission forward a favorable recommendation to the City Council.

6:41:04

Questions from the Commissioners

Commissioner Fife asked what the zone was prior to its rezone.

Mr. Milliner stated that it was zoned RMF-35, RM-45 and SR-3.

Commissioner Dean asked if there was a policy in place that would prevent a gap in communication like this in future relationships with developers.

Mr. Milliner stated that the Use Table Amendment was unique in that it was conducted without Planning Staff involvement. He stated that he felt the process had been corrected.

6:42:16

Comments from the Applicant

The applicant, JR Howa said that when they originally built the project, it was built for a drive thru. A tenant wanted to lease the space but informed them that they were not zoned for a drive thru.

Chairperson Fife asked if they had office space on the north side of the building, and asked if it was legal for them to rent it.

Mr. Howa responded that under RMU office space was a conditional use.

Mr. Milliner added that if the office space was on the second floor it would not be allowed.

Commissioner Dean asked that since it was approved as a Planned Development with a drive thru, would that not supersede the design approval.

Mr. Milliner stated that it did not, that the drive thru was not part of the Development Agreement.

Commissioner Woodhead asked if it would have been grandfathered in because the approved the plans.

Planning Manager Norris stated that Development Agreement would have had to specifically say what was allowed.

Commissioner McHugh stated that changing the zone to CB would require shorter buildings and that was a benefit.

Mr. Howa noted that the 7-11 was zoned CB and that changing the zoning would give a continuous CB Zone along that block face.

Commissioner Woodhead if the applicant was comfortable with the lower building heights.

Mr. Howa stated that he had no problem with the shorter buildings.

6:47:02

Public Hearing

Chairperson Fife opened the public hearing.

Catherine Gardner, Capitol Hill Neighborhood Council, Chair said that she felt that the buildings were nice looking and supports the businesses that were there. She stated that their Council voted on it and they had unanimous support to change the zoning.

6:50:37

Close of Public Hearing

6:50:44

Motion:

Commissioner Hill made the motion in regard to PLNPCM2011-00096 Marmalade West the Planning Commission had reviewed the proposed zoning map amendment for the areas along the west side of 300 W between 500 North and 600 North and would like to forward a positive recommendation to the City Council.

Commissioner Luke seconded the motion.

Vote: Commissioners Dean, Drown, Gallegos, Hill, Luke, McHugh, and Woodhead all voted "aye". The vote passed. Commissioners De Lay and Wirthlin recused themselves.

6:51:41

PLNPCM2011-00012 – Pearl Street Closure -A request by Peter Robbins to close a portion of Pearl Street at approximately 967 West Quayle Avenue which runs north to south from Quayle Avenue to approximately 1785 South. The adjacent properties are zoned CG (General Commercial) and M-1 (Light Manufacturing). Located in Council District 2 represented by Van Turner. (Staff Contact Ana Valdemoros at 801-535-7236 or ana.valdemoros@slcgov.com)

Chairperson Fife recognized Ana Valdemoros as staff representative.

Ms. Valdemoros stated that this was a request by Peter Robbins to close a portion of Pearl Street at approximately 967 West Quayle Avenue which runs north to south from Quayle Avenue to approximately 1785 South. The portion to be closed was approximately 8,942 sq ft; it was currently vacant and was not part of a street that would be developed in the future.

Ms. Valdemoros stated that it was in a CG Zoning District, and the applicant had received signatures from all the neighbors save the one on the west.

6:53:33

Questions from the Commissioners

Chairperson Fife clarified that it was not currently a street, but an empty lot that would never be developed as a street.

Ms. Valdemoros stated that he was correct.

6:54:07

The applicant, Peter Robbins stated he has been taking care and maintaining the lot and would like to have it returned to the tax rolls so that he can maintain it properly.

6:55:03

Public Hearing

Chairperson Fife opened the public meeting. No one chose to speak, He closed the public hearing.

6:55:03

Motion:

Commissioner Gallegos made a motion in regard to PLNPCM2011-00012 – Pearl Street Closure -A request to close a portion of Pearl Street at approximately 967 West Quayle Avenue he recommended that the Planning Commission forward a positive recommendation to the City Council with conditions 1 and 2 of the staff report.

Commissioner Woodhead Seconded the motion.

Vote: Commissioners Dean, De Lay Drown, Gallegos, Hill, Luke, McHugh, and Woodhead all voted "aye". The vote passed unanimously.

7:12:51

Meeting adjourned

This document, along with the digital recording, constitute the official minutes of the Salt Lake City Planning Commission held on June 8, 2011.

Angela Hasenberg