

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**Room 326 of the City & County Building**  
**451 South State Street, Salt Lake City, Utah**  
**Wednesday, June 27, 2012**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:34:21 PM](#). Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Planning Commission meeting were:, Vice Chair Michael Gallegos and Commissioners, Emily Drown, Michael Fife, , Bernardo Flores-Sahagun, Marie Taylor and Mary Woodhead. Commissioners Chairperson Angela Dean, Lisa Adams, Clark Ruttinger, Kathleen Hill and Matthew Wirthlin were excused.

Planning Staff members present at the meeting were: Wilf Sommerkorn. Planning Director; Joel Paterson, Planning Manager; Nick Britton, Senior Planner; Doug Dansie, Senior Planner; John Anderson, Principal Planner; Elizabeth Buehler, Principal Planner; Ray Milliner, Principal Planner; Michaela Oktay, Principal Planner; Ana Valdemoros, Principal Planner; Paul Nielson, City Land Attorney; and Michelle Moeller, Senior Secretary.

**FIELD TRIP NOTES:**

A field trip was held prior to the meeting. Planning Commissioners present were: Commissioners Bernardo Flores-Sahagun, and Michael Fife. Staff members in attendance were Joel Paterson, and Lex Traugher. The following locations were visited:

PLNPCM2012-00243-Liberty Village Apartments, Housing project in Sugar House. The Commissioners asked questions about the parking entrance/exits on Elm Street, proposed live work unites on 1000 East and the architecture of the building.

[5:34:41 PM](#)

**APPROVAL OF THE MINUTES FROM THE JUNE 13, 2012 MEETING**

**MOTION**

**Commissioner Fife made a motion to approve the June 13, 2012 minutes.**

**Commissioner Woodhead seconded the motion. Commissioners Fife, Bernardo Flores-Sahagun, Taylor and Woodhead voted “aye”. The motion passed unanimously.**

[5:35:00 PM](#)

**REPORT OF THE CHAIR AND VICE CHAIR**

Vice Chairperson Gallegos stated Commissioners Fife, Chairperson Dean and Vice Chairperson Gallegos were reappointed to the Planning Commission at the City Council meeting on June 19, 2012.

[5:35:31 PM](#)

#### **REPORT OF THE DIRECTOR**

Mr. Wilford Sommerkorn, Planning Director stated twenty thousand dollars was granted to the West Salt Lake Plan for additional Public Outreach. He stated Councilman Lamalfa would be working with Staff regarding the Public Outreach; therefore the plan would not be brought back to the Planning Commission for approval later this summer.

[5:36:20 PM](#)

**PLNPCM2012-00344 Appeals Hearing Officer regulations Fine Tuning - A request by Mayor Ralph Becker for a Zoning Text Amendment to fine tune various regulations relating to the Appeals Hearing Officer decision making process generally including the request is to clarify noticing requirements, eliminate conflicts with other proposed text amendments and to clarify the administrative decision making authority of the Historic Landmark Commission and Planning Commission. The amendment will generally affect sections 21A.6, Decision Making Bodies and Officials; and 21A.16, Appeals of Administrative Decisions. Related provisions of Title 21A- Zoning may also be amended as part of this petition. (Staff contact: Cheri Coffey at (801) 535-6188 or [cheri.coffey@slcgov.com](mailto:cheri.coffey@slcgov.com)).**

Ms. Cheri Coffey, Assistant Planning Director, reviewed the petition as presented in the Staff Report. She stated it was Staff's recommendation that the Planning Commission forward a favorable recommendation to the City Council.

The Commissioners and Staff discussed how the Planning Commissioners were notified of cases that were sent before the Appeals Hearing Officer. Staff explained the Listserv notification and stated final decisions regarding Planning Commission appeals would be sent to the Planning Commissioners. The Commissioners and Staff discussed how the Appeals Hearings functioned and the Commissioners role in them.

[5:43:29 PM](#)

#### **PUBLIC HEARING**

Vice Chairperson Gallegos opened the Public Hearing, seeing no one in the Audience wanted to speak regarding the issue Vice Chairperson Gallegos closed the Public Hearing.

[5:43:59 PM](#)

#### **MOTION**

**Commissioner Fife stated in regards to PLNPCM2012-00344 Appeals Hearing Officer Regulations Fine tuning he moved that the Planning Commission forward a favorable recommendation to the City Council. Commissioner Drown seconded the motion. The motion passed unanimously**

[5:45:04 PM](#)

**PLNPCM2012-00243, Liberty Village Apartments - A request for Conditional Building and Site Design Review by Cowboy Partners, represented by Scot Safford, for a new apartment building located at approximately 2150 S. McClelland Street. The proposal involves construction of a new building of 171 units with underground parking. The subject property is zoned C-SHBD2 (Sugar House Business District) and is located in Council District 7 represented by Søren Simonsen. (Staff contact: Lex Traughber at (801) 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)).**

Mr. Lex Traughber, Senior Planner, reviewed the petition as presented in the Staff Report. He stated Staff was recommending approval of the petition as presented.

The Commissioners and Staff discussed the current zoning for the property and if the future mass transit plans had been considered during the review of the proposal. Staff stated the mass transit was not an issue when the zoning was determined for the property. The Commissions and Staff discussed the required parking for the proposal and why if mass transit was going to be in the area so much parking was needed.

Mr. Joel Paterson, Planning Manager, stated the Planning Commission could not lessen the parking requirements for a project unless it was specifically written into the zone.

The Commissioners and Staff discussed the use for the property. It was stated that the Community Council was not in favor of the proposal as it was not a mixed use. Staff stated the proposal was not for mixed use; it was strictly residential and was a permitted use under the current zoning.

[5:52:37 PM](#)

Mr. Don Lofgren, Cowboy Partners, reviewed the elevations, parking access to the property, layout of the proposed building and the buildings interaction with the street. He reviewed the garage door location and how the esthetics had been changed to address the concerns of the Community Council. Mr. Lofgren reviewed the loading dock issue and stated it was not necessary for the proposed structure to have a loading dock. He asked the Commission to waive the requirement.

The Commissioners asked how the garbage and recycling would be addressed.

Mr. Lofgren stated the dumpsters would be located in the parking garage and rolled out to the street on pick up days. He explained the building was large enough that it could accommodate an additional garbage chute for recycling purposes if required.

The Commissioners asked what the proposed roof materials were, whether or not a roof top patio would be more appropriate and if a green roof was an option.

Mr. Lofgren stated the idea was to invite the residents down to the street instead of to the roof top. He stated they had not looked at a green roof but it could be considered.

[6:03:07 PM](#)

## **PUBLIC HEARING**

Vice Chairperson Gallegos opened the Public Hearing.

The following individual spoke in support of the proposal:

Ms. Judy Short made the following comments:

- Affordable housing was a wonderful addition to the area.
- Biggest issue was parking on the first floor where residential or commercial should be but if that was the trade off to allow for the affordable housing it was welcomed.
- All of the proposed projects in the area needed to be addressed together to make the area function at its best.
- Traffic on Elm Street needed to be minimized to allow for better traffic flow and trail access.

The following individuals spoke in opposition of the proposal:

Ms. Amy Barry and John Sawyer

The following comments were made:

- RDA money had been used to track the flow of traffic and the proposal was not following it.
- Trail access needed to be addressed and accommodated.
- The parking access should be on 1000 East as it would be more appropriate.
- Allowing customers to park in the proposed parking garage would help with business parking in the area.
- RDA funds should be used to move the project along.

The Commissioners asked Mr. Sawyer if the additional parking was part of the initial permitting for his project.

Mr. Sawyer stated he was not certain but an arrangement had been made to allow the businesses to use the parking lot. He explained during peak hours the parking was full and if it was not available it would cause people to park in the street or business to be lost.

The Commissioners and Staff discussed the parking entrance and exits. The Commissioners asked if Staff saw an issue with the parking and uses of the property. Staff explained the use had been approved in a prior project and a precedent set for the area. Staff stated the proposal did not conflict with the trail and the parking issue was not something that the Planning Commission had purview over. The Commissioners and Staff discussed the parking in the area, the Transportation Departments comments regarding the parking entrance and the coordination of the multiple projects in the area.

Commissioner Bernardo Flores-Sahagun asked if the Applicant had considered adding housing that faced Elm Street.

Mr. Lofgren stated a number of studies had been done to configure housing on Elm but they were not ideal or preferred for the area.

Commissioner Woodhead asked for Staff to address the loading dock issue.

Mr. Traugher asked the Commission to include the loading dock as a condition to the motion. He stated there was not a real reason to require a loading dock for the project.

Vice Chairperson Gallegos asked about the requirement for public space and if Staff felt there was adequate public amenities to serve the area.

Mr. Traugher stated having the public spaces available for the general public would probably be more of a nuisance in a purely residential development of this nature. He explained there were amenities in the area to serve that purpose.

Vice Chairperson Gallegos closed the Public Hearing.

[6:21:17 PM](#)

#### **DISCUSSION**

Commissioner Fife stated a condition removing the requirement for a loading dock needed to be added to the motion. He asked if a condition should be added to require a dual garbage chute for recycling purposes.

Commissioner Woodhead asked if the Planning Commission could make that requirement.

Mr. Lofgren stated he would add it to the plans as requested without it being a condition.

The Commissioners discussed accessibility to the building by moving and delivery vehicles and services.

[6:23:17 PM](#)

**MOTION**

Commissioner Drown stated in regards to PLNPCM2012-00243 Liberty Village Apartments, she moved that based on the information in the Staff Report and testimony given, that the Planning Commission approved the proposed project with the conditions listed in the Staff report and the following additional conditions

- **Addition of a dual garbage chute**
- **Removal of the loading dock requirement**

Commissioner Bernardo Flores-Sahagun asked if the roof treatment could be added as a requirement.

The Commission discussed what a green roof required and decided they did not want to make it a condition of approval.

**Commissioner Woodhead seconded the motion.**

Commissioner Taylor asked if modifications to the parking exits were being recommended.

The Commissioners discussed the design of the proposal, how the parking worked with the area and was consistent with the master plan.

**The motion passed unanimously.**

[6:28:12 PM](#)

Meeting adjourned