

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, December 11, 2013

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:11 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 Clark Ruttinger; Commissioners Lisa Adams Angela Dean, Michael Fife, Bernardo Flores-Sahagun, Michael Gallegos, Marie Taylor, Matthew Wirthlin and Mary Woodhead. Chairperson Emily Drown and CommissionerCarolynn Hoskins were excused.

Planning Staff members present at the meeting were: Wilford, Sommerkorn, Planning Director; Nick Norris, Planning Manager; Everett Joyce, Senior Planner; Casey Stewart, Senior Planner; John Anderson, Principal Planner; Nick Britton, Senior Planner; Daniel Echeverria, Principal Planner; Ray Milliner, Principal Planner; Maryann Pickering, Principal Planner; Michelle Moeller, Senior Secretary and Paul Nielson, City Land Use Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the work session. Planning Commissioners present were: Michael Fife, Michael Gallegos, Marie Taylor, Lisa Adams and Clark Ruttinger. Staff member in attendance was Nick Norris, Everett Joyce, Casey Stewart, and Daniel Echeverria.

The following locations were visited:

300 S Right of Way – Staff gave an overview of the proposal

Alta Gateway – Staff gave an overview of the proposal. The Commission asked what buildings would be demolished.

Denver St Project- Staff gave an overview of the project. The Commission asked about the adjacent land uses and access location.

Eco Lofts – Staff gave an overview of the project.

1100 East Master Plan Zoning Amendment – Staff gave an overview of the project.

[5:30:30 PM](#)

APPROVAL OF THE MINUTES FROM THE OCTOBER 23, 2013 MEETINGS

MOTION [5:30:41 PM](#)

Commissioner Taylor made a motion to approve the October 23, 2013, meeting minutes. Commissioner Woodhead seconded the motion. The motion passed unanimously. Commissioners Wirthlin and Gallegos abstained from voting as they were not present at the subject meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:06 PM](#)

Vice Chairperson Ruttinger recognized and thanked Commissioner Lisa Adams for her service on the Planning Commission.

Commissioner Adams thanked the Staff and Commissioners for all their help in making the Planning Commission work smoothly and effectively.

REPORT OF THE DIRECTOR [5:32:35 PM](#)

Mr. Nick Norris, Planning Manager, thanked Commissioner Adams for her service on behalf of the Planning Staff. He stated the City Council adopted the West Temple Gateway Form Based Code which will go in to effect in approximately one week.

PUBLIC HEARINGS [5:33:38 PM](#)

Vice Chairperson Ruttinger stated the following petitions had been postponed:

- Levinzon Fence Special Exception - PLNPCM2013-00834
- Gordon Unit Legalization -PLNPCM2013-00698

Commissioner Gallegos asked if the Commission would like to postpone the discussion regarding the West Salt Lake Master Plan until the January meeting due to the length of the agenda.

The Commission discussed tabling the petition to January to give the Commission adequate time to review the plans and make changes.

Staff explained the legal side of tabling the petition, that it was a listed as a public hearing item and one of three public hearings. Staff stated the Commission should allow those in attendance to speak to petition.

The Commission determined they would proceed with the agenda as posted.

[5:38:00 PM](#)

Mitchell Unit Legalization at 24 N. Wolcott - Mr. Howell and Mrs. Cecelia Mitchell are requesting approval from the City to legalize a second residential dwelling unit in a single-family dwelling at the above listed address and is zoned R-1/5,000 Single-Family Residential. This type of project must be reviewed as a Special Exception. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact John Anderson at (801) 535-7214 or john.aderson@slcgov.com Case number PLNPCM2013-00652).

Mr. John Anderson, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission deny the petition as presented.

The Commission and Staff reviewed the enforcement cases for the property and the process to resolve the cases. They discussed if the unit needed to be rented or if a family member could live there rent free. Staff stated the standard required the unit be occupied and the subject unit had a history of being rented.

Ms. Cecelia Mitchell, Applicant, gave the history of the property and the use of the unit. She stated the unit had been continuously used for family and there were five to six parking spaces available for the residence.

Mr. Howell Mitchell, Applicant stated everything met the requirement other than the ongoing battle with zoning. He stated they are working to resolve the issues with enforcement and the zoning requirements are against the ADA regulations.

The Commission and Applicant discussed the enforcement issues with the locks in the home. They discussed the issues under enforcement and what the Planning Commission purview was in determining if the unit could be approved or denied.

Mr. Mitchell stated the issues with the backyard had been resolved but enforcement did not re-inspect the property regarding the lock issue.

The Commission and Applicant discussed if they were willing to work with the City on resolving the enforcement issues. They discussed why the unit would need to be designated as a rental unit when it met the regulations for being a single family dwelling and was being used as such. The Applicant stated they would like to use it as a rental if needed in the future and it was to comply with the new unit legalization regulations and provide low income housing in the area.

PUBLIC HEARING [6:03:30 PM](#)

Vice Chairperson Ruttinger opened the Public Hearing.

The following individuals spoke in opposition of the petition: Ms. Susan Fisher, Mr. Marc Davey and Mrs. Lauri Davey

The following comments were made:

- Only family members of the owners have lived in the unit
- Not an area for multifamily dwellings
- Neighbors did not want rentals in the R-1 zone
- Did not fit with the neighborhood
- Most homes on the block are single family dwellings
- Parking was an issue in the area
- Traffic in the area was an issue and this would increase the traffic
- Devalues the property
- Safety in the neighborhood is a big issue
- Apartment was not built for rental purposes, it was constructed as a single family home

Vice Chairperson Ruttinger closed the Public Hearing

[6:11:21 PM](#)

The Commission and Staff discussed the following issues regarding the petition:

- What structural changes would be required if the petition were not approved.
 - If existing, a door separating the two units would need to be removed.
- What standards the petition would need to meet in order to be approved.
- The enforcement cases for the property and how they could be resolved.
 - The Applicant had not gone through all the proper motions to resolve the issues.
- Why the enforcement cases were not resolved prior to the application for unit legalization.
- If the legalization of this unit would detrimentally effect property values in the area.
- The history of the unit prior to 1995.
 - History has to show the unit was a separate unit and occupied.
- The intent of the unit's use.
- The significance of the 1995 date in the zoning ordinance.
- Parking for the property.
- The standards for approval as listed in the ordinance.
 - The Commission would have to determine if facts of the petition had to support the standard for approval in order for the unit legalization to be approved.
- If the unit could be approved with the enforcement cases.

Ms. Mitchell, Applicant stated the unit was there when they bought the home, it met the standards, would not drop property values and it met the parking requirements for the area.

DISCUSSION [6:24:56 PM](#)

The Commission and Staff discussed if it became a legal unit would the lock issues be stratified. Staff stated a life and safety inspection would be required if the petition was approved. They discussed if the property values would be hurt if the unit was legalized. Staff explained how the legalization of the unit could be detrimental to the area. The Commission and Staff discussed if there was a separate address to the property. Staff stated not all multiple units have separate addresses. The Commission and Staff discussed if the unit was constructed for rental purposes. Staff stated the unit legalization process allowed for apartments in areas where they would not normally be but this one did not fit the standards and the enforcement cases could have been resolved prior to the meeting.

MOTION [6:28:35 PM](#)

Commissioner Woodhead stated regarding petition Special Exception, PLNPCM2013-00652 the Mitchell Special Exception Unit Legalization, She move that the Planning Commission deny the request, based on the findings listed in the Staff Report, the evidence provided, and the testimony heard, as the requirements for a unit legalization are fairly strict and they were not met in this case. Commissioner Gallegos seconded the motion. Commissioners Wirthlin, Flores-Sahagun, Fife, Woodhead, Adams, Dean and Gallegos voted "aye". Commissioner Taylor voted "nay" The motion passed 7-1

Mr. Paul Nielson read the appeals process.

[6:30:04 PM](#)

Alta Gateway at approximately 108 South 500 West - WP West Acquisitions LLC is requesting approval from the City to develop a 264 unit apartment building that would be approximately 50 feet tall, with an enclosed parking structure containing 459 parking spaces and a mid block walk way along the west property line. Currently there are two warehouse buildings on site that would be removed as part of this petition. The property is zoned Gateway Mixed Use (G-MU). All new construction in the G-MU zoning district requires Planned Development review. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com.) Case number PLNSUB2013-00824.

Mr. Ray Milliner, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission approve the petition as presented with an amendment to condition one which should read Prior to receiving a building permit the Applicant shall record a subdivision amendment combining all parcels, as this was required for closing on the property.

Mr. Jerry Tulley, Applicant, stated he agreed with the Staff Report as presented.

Mr. Robert Millier, Applicant, gave history of their company and projects they have done. He gave an overview of the project and how it would improve the area.

The Applicants reviewed the following:

- Proposed second phase of the project and how it would be addressed in the future.
- Screening of the parking.
- Utility access.
- Burying the power lines on the property
- Asked the Commission to specifically approve the location of two transformers, indicated on the site plan, in the motion.
- Location of the leasing center.
- Amenities of the building.
- The architecture and modern look of the building.
- Safety amenities such as lighting.
- Parking for the area.
- The height of the structure.
- The mid block walkway for the property.

The Commission and Applicant discussed the green space, screening, setbacks, pedestrian walkways, access to the property and recycling for the structure.

The Applicant asked for the approval of the site plan and the specific approval for the transformers, verbal support for combined meters for the units to eliminate the appearance of the meters on the façade of the building.

The Commission and Applicant discussed the transformers, size and location, on the property. The Commission and Staff discussed the north and south right of way. Staff stated all the parcels are owned by the same property owner and if an alley was required to be vacated. The Commission and Staff discussed if the project fit the maximum parking ordinance.

The Commission stated they liked the design but would have liked an east\west access as well.

The Applicant stated the units would be top of the market rentals available as soon as summer 2015.

PUBLIC HEARING [6:54:36 PM](#)

Vice Chairperson Ruttinger opened the Public Hearing,

Mr. Kyle Deans stated for the most part he was in favor of the project, but did not agree that steps had been taken to mitigate the wall effect on the street. He stated the wall was nearly five hundred feet long and was not mitigated to meet the standards. Mr. Deans stated the project was not in character with the surrounding projects and not visually compelling for the area, there was a missed opportunity to make it look visually appealing.

Vice Chairperson Ruttinger closed the Public Hearing.

The Applicants stated they followed the guidelines and strived to create a four sided architectural friendly building. They felt the building was interactive and would be a great improvement for the area.

The Commission and Applicant discussed the wall effect and how it was mitigated to break up the large wall with decks and structural features. They discussed the west elevation, the four sided aspect with doors on all the sides of the structure, that the project was transit orientated and had enough parking for people to store cars. The Commission and Applicants discussed the lighting for the project, the landscaping plan and that the Applicant would be working with Staff and the Urban Forester to select the proper plants for the area.

The Commission stated they were thankful for the development and improvements in the area.

MOTION [7:06:12 PM](#)

Commissioner Gallegos stated regarding petition Alta Gateway Planned Development PLNSUB2013-00824 development at 108 South 500 West, based on the findings listed in the Staff Report and the testimony heard, He moved that the Planning Commission approve the proposed Alta Gateway planned development with the conditions of approval listed in the Staff Report, the amendment of condition one to read that a subdivision amendment combining all parcels associated with the project into one lot, or a condominium plat be obtained prior to a building permit being issued and include approval of the location two transformers as a conditional use. Commissioner Flores-Sahagun seconded the motion.

The Commission and Staff discussed if the transformers could be approved as part of the site plan if they were not part of the Public Notice.

The Commission and Applicant discussed the approval of the transformers.

Staff stated the Commission did have the authority to approve the location of the transformers but the regulations required a specific conditional use for them and would need to be done separately. Staff stated given the zoning district the project was located in the transformers could be approved administratively and would not need to come back to the Commission.

The Commission discussed if language was need to require a percentage of drought plants be used in the landscaping.

Commission Gallegos amended the motion to include that as per the discussion the waste handling the recycling was part of the plan. Commissioner Flores-Sahagun seconded the amendment.

Staff explained the standards regulated landscaping therefore, a special condition for landscaping was not necessary.

The motion passed unanimously.

[7:10:45 PM](#)

[Seasons at Denver St Apartments at approximately 448 E 400 S](#) - Applicant LHR, Inc, represented by Paul Willie, is requesting Planned Development approval for a six level 92 unit apartment building that will include two levels of parking. Planned Development approval is requested for reduction of the rear yard setback. The required rear yard setback is 25 feet and the applicant proposes a five foot setback to accommodate the proposed development. Currently the land is used for an office building and a separate parking structure. The property is zoned Transit Station Area Urban Neighborhood (Core)TSA-UN-C. This type of project must be reviewed as a Planned Development. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com). Case number PLNSUB2013-00813.

Mr. Everett Joyce, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission approve the petition as presented.

The Commission and Staff discussed the zoning of the property to the rear. They discussed the windows on the parking structure and if they were part of the 40% glass requirement. Staff stated that standard only applied to the street facing façade.

Mr. Paul Willey and Mr. Bret Holberg, Applicants, reviewed the petition and the proposal. They discussed the yard area and the amenities for the proposal. They discussed the screening and windows for the parking and that wanted to give an open feel to the parking.

The Commission and Applicant discussed steps into the building and the theater proposed for the structure.

PUBLIC HEARING [7:19:59 PM](#)

Vice Chairperson Ruttinger opened the Public Hearing, seeing no one wished to speak for or against the petition; Vice Chairperson Ruttinger closed the Public Hearing.

The Commission and Applicant discussed the recycling facilities for the structure and the parking angles.

The Applicant stated they would review the parking angle before the final plan was done.

The Commission commended the Applicant on the project and stated they looked forward to seeing the completed development.

MOTION [7:21:56 PM](#)

Commissioner Woodhead stated regarding Seasons at Denver Street Apartments petition PLNSUB2013-00813, based on the findings listed in the Staff Report and the testimony heard, she moved that the Planning Commission approve the request based on the fact that the project meets the applicable standards Planned Development approval, with the conditions listed in the Staff Report and that the final plan reflect the statements regarding the stairs and recycling plan. Commissioner Taylor seconded the motion. The motion passed unanimously.

[7:23:37 PM](#)

[Eco Lofts Apartments at approximately 440 South 900 East](#) - Jeff Lonardo of Method-Studio Architects, representing Salt Lake City Housing Authority, requests approval from the city to develop a mixed use (retail / residential) 74-unit apartment project located at the above address. The proposed building would be located further from the street than is required. Currently the land is occupied by the vacant old Kiwanis Club community center building, and the property is zoned TSA-UN-C (Transit Station Area Urban Neighborhood Core). This type of project must be reviewed as a Planned Development. The subject property is within Council District 4 represented by Luke Garrott. (Staff contact:

Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com. Case number PLNSUB2013-00528).

Mr. Casey Stewart, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission approve the petition as presented.

The Commission and Staff reviewed the high development score and how it was achieved for the project.

Mr. Jeff Leonardo, Method Studio Architects, reviewed the proposal and goal of the project. He discussed the outdoor spaces, setbacks and layout of the project.

The Commission and Applicant discussed the street access to the property.

The Applicant reviewed the parking garage layout.

Commissioner Gallegos stated he used to be affiliated with the organization as a housing commissioner.

The Commission stated they did not have an issue with Commissioner Gallegos being part of the discussion.

PUBLIC HEARING [7:35:02 PM](#)

Vice Chairperson Ruttinger opened the Public Hearing, seeing no one wished to speak for or against the petition; Vice Chairperson Ruttinger closed the Public Hearing.

The Commission stated they are happy to see something being done with the property in such a positive way.

MOTION [7:36:06 PM](#)

Commissioner Wirthlin stated regarding petition, PLNSUB2013-00528 Planned Development at 440 South 900 East, based on the findings listed in the Staff Report, testimony and plans presented, he moved that the Planning Commission approve the Planned Development subject to the conditions listed in the Staff Report. Commissioner Gallegos seconded the motion. The motion passed unanimously.

[7:37:22 PM](#)

The Commission took a short break.

[7:48:20 PM](#)

SITLA Rezone and Master Plan Amendment at approximately 1750 S 5600 West - Natomas Meadows, LLC is requesting approval from the City to develop a three lot industrial development at the above listed address. Currently the land is vacant. This type of project requires that the master plan be amended from Open Space land use to Industrial land use and that the property be rezoned from OS Open Space to M-1 Light Manufacturing. Although the Applicant has requested that the property be rezoned to the M-1 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is located within Council District 2, represented by Kyle LaMalfa. (Staff contact: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com. Case number PLNPCM2013-00767).

Mr. Everett Joyce, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission transmit a favorable recommendation to the City Council regarding the proposed zoning amendments.

The Commission and Staff discussed why the area was zoned OS in the first place.

Mr. Wade Budge, Applicant, reviewed the proposal and development.

Mr. Roger Mitchell, Utah Trust Lands, reviewed the land exchange and the benefits of selling the lands.

The Commission and Applicant discussed the approval from the Community Council.

PUBLIC HEARING [7:58:49 PM](#)

Vice Chairperson Ruttinger opened the Public Hearing, seeing no one wished to speak for or against the petition; Vice Chairperson Ruttinger closed the Public Hearing.

MOTION [7:59:47 PM](#)

Commissioner Fife stated regarding petition PLNPCM2013-00767, based on the findings listed in the Staff Report, the evidence provided, and the testimony heard, he move that the Planning Commission transmit a favorable recommendation to the City Council to amend the zoning of the subject property from OS- Open Space to M-1 Light Industrial. Commissioner Woodhead seconded the motion. The motion passed unanimously.

[8:00:40 PM](#)

Jordan Canal Master Plan and Zoning Map Amendments at approximately 1226 South 1100 East - this petition initiated by Mayor Ralph Becker would change the Future Land Use Map in the Central Community Master Plan and change the zoning on the parcel. The land is currently vacant and a change in master plan and zoning would facilitate the future development of the property. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is within Council District 5, represented by Jill Remington Love. The (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com.)

- a. **Central Community Master Plan Amendment** - the proposal would modify the Central Community Master Plan future land use map by changing the designation from Low Density Residential to Neighborhood Commercial. (PLNPCM2013-00797)
- b. **Zoning Map Amendment** - The proposed zoning map amendment would change the zoning from residential (R-1/5,000 Single Family Residential) to commercial (CN Neighborhood Commercial). If approved, the change would facilitate a commercial development of the subject property and the adjacent property at 1234 South 1100 East. In order to accomplish this, an amendment to the Salt Lake City Zoning Map must be made. (Case number PLNPCM2013-00799).

Mr. Ray Milliner, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission transmit a favorable recommendation to the City Council regarding the petition.

The Commission and Staff reviewed previous developments for the property. They discussed if this was the best use for the property and if only a parking lot could be constructed if a physical structure could be put on the property. Staff reviewed the location of where a building could be located on the property.

PUBLIC HEARING

Vice Chairperson Ruttinger opened the Public Hearing,

Mr. Darryl High, East Liberty Community Council, stated the Applicant met with the City and reviewed the proposal. He stated the Community Council was unanimously in favor of the proposal and they believe it will be a good use of the property. Mr. High reviewed the parking issues the area and that the proposal would not be a detriment to the neighborhood.

The following individuals spoke in opposition of the petition: Ms. Judy Short and Mr. George Chapman.

The following comments were made:

- This will negatively impact the neighborhood.
- Improvements are going to be made to the area and canal.
- Commercial creep needs to end.
- Parking was an issue in the area.
- Canal easement was sixty feet in the subject area.
- Impacts are too great for the area.
- Trail and canal should come first as it benefits the area.
- Neighbors would like to keep the existing buffer in place.

Mr. Chapman and the Commission discussed the negative impact to the area such as parking, commercial zone was creeping in to the single family residential areas and more business will create more traffic. He stated they would like to see the canal trail improved and a small minimal impact building on the subject lot and the neighbors would like to keep the existing landscaped buffer.

Mr. Philip Winston, subject Property Owner, reviewed the development of the triangle parcel. He reviewed the eighteen foot landscape buffer and the development of the trail. Mr. Winston stated the proposed building would be street facing with approximately twenty four parking spaces which was more parking than if the proposal was not approved. He stated the trail head would be improved if the proposal was approved.

Vice Chairperson Ruttinger closed the Public Hearing.

The Commission, Applicant and Staff discussed the proposed site plan. Staff stated the surplus property would be reviewed in January and a site plan would be included at that time. They discussed the FINCA building and if the parking was part of that approval. Staff stated the parking requirement for the FINCA building was met.

MOTION [8:26:34 PM](#)

Commissioner Dean stated regarding petition, Central Community Master Plan Future Land Use Map petition PLNPCM2013-00797 and the Jordan Canal Rezone petition PLNPCM2013-00799, based on the testimony, plans presented, and the findings written in this Staff Report, she moved that the Planning Commission forward the City Council a positive recommendation for an amendment to the Central Community Master Plan Future Land Use Map and the Jordan Canal Rezone, located at approximately 1226 South 1100 East. Commissioner Taylor seconded the motion. The motion passed unanimously.

The Commission commended Mr. Winston on a project that will benefit the City.

[8:28:34 PM](#)

[300 South Right-of-Way Reduction](#) - The Redevelopment Agency of Salt Lake (RDA) is requesting approval from the City to reduce the width of 300 South between 500 and 600 West. The right-of-way would be reduced from approximately 132' to 85' in width. If approved, the parcels of land created by the closure would be sold at their market value to the RDA. This type of project must be reviewed as a Street Closure. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com.) Case number PLNPCM2013-00882.

Mr. Daniel Echeverria, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission transmit a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed when a site plan would be available. Staff stated the project was currently in the conceptual stage and the RDA would be working to put something together.

Ms. Breanne McConkie, RDA, reviewed the project and the benefits to the City.

The Commission stated this was a great idea as long as the street remained open for vehicle traffic. The Commission and Applicant discussed the preliminary traffic analysis and that the proposal would not eliminate the amount of lanes just the width of the street. The Commission and Applicant discussed what would happen with the property after the street was narrowed. They discussed if the RDA was committed to breaking up the blocks.

PUBLIC HEARING [8:36:07 PM](#)

Vice Chairperson Ruttinger opened the Public Hearing, seeing no one wished to speak for or against the petition; Vice Chairperson Ruttinger closed the Public Hearing.

The Commission discussed if time limits could be put on festivals held in the area.

Staff explained rules for festivals are in place through Special Event Permits and are not the Planning Commission's purview. Staff reviewed the traffic flow on 500 West from 300 S stating part of the proposal with modify the flow to allow left turns.

MOTION [8:38:06 PM](#)

Commissioner Gallegos stated regarding petition 300 South Right of Way Width Reduction Partial Street Closure, PLNPCM2013-00882, based on the testimony,

plans presented and the following findings, he moved that the Planning Commission transmit a positive recommendation to the City Council relating to this request to close a portion of 300 South, located between 500 and 600 West. Commissioner Flores-Sahagun seconded the motion. The motion passed unanimously.

[8:39:02 PM](#)

Projecting Signs Text Amendment - The Salt Lake City Council is requesting a change to the sign regulations in the Sugar House Business Districts (CSHBD1 and CSHBD2) to allow individual storefronts to have projecting signs. Other related provisions of Title 21A - Zoning may also be amended as part of this petition. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com. Case number PLNPCM2013-00739).

Ms. Maryann Pickering, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff was recommending the Planning Commission transmit a favorable recommendation to the City Council regarding the proposed sign amendments.

The Commission and Staff discussed the location of the signs on the face of the structures in relation to entrances of the buildings.

PUBLIC HEARING

Vice Chairperson Ruttinger opened the Public Hearing,

Ms. Judy Short, Sugar House Community Council, stated the Community Council and Merchants Association approved the proposal. She stated there are shared entrances but with directional signs people can be directed to business entrances.

Mr. George Chapman stated there are quite a few places that would benefit from signs directing people to parking areas which should be allowed in this ordinance. He stated the lighting and maintenance should be regulated and more awnings should be allowed in the area. Mr. Chapman stated he was in support of the overall ordinance.

Vice Chairperson Ruttinger closed the Public Hearing.

Staff stated private directional signs for parking and awnings are allowed in the area.

The Commission and Staff discussed sign maintenance. Staff stated maintenance was a general factor and was covered under the building code. The Commission and Staff discussed the regulation for sign lighting. Staff explained there had not been a solution however a petition has been submitted to the City Council regulating sign lighting.

MOTION [8:50:03 PM](#)

Commissioner Woodhead stated regarding petition PLNPCM2013-00739 the Projecting Building Store Front Sign Ordinance, based on the findings listed in the Staff Report, the evidence provided, and the testimony heard, she moved that the Planning Commission transmit a favorable recommendation to the City Council to adopt the proposed zoning ordinance text amendment to allow projecting signs in both Sugar House Business District zoning designations. Commissioner Adams seconded the motion. The motion passed unanimously.

[8:51:09 PM](#)

West Salt Lake Master Plan - A request by Mayor Ralph Becker to do a comprehensive review and update of the West Salt Lake Master Plan. The Master Plan guides the future development of the area between I-80 and SR201 and I-15 and I-215. The update to the West Salt Lake Master Plan will include land use and development policies that will help the Planning Commission and City Council make land use decision, formulate budgets and make future administrative and legislative decision regarding the described area. The Planning Commission seeks public input on the draft master plan prior to making a recommendation to the City Council at a later date. (Staff contact: Nick Britton at 801-535-6107 or nick.britton@slcgov.com. Case number PLNPCM2010-00656).

Mr. Nick Britton, Principal Planner, reviewed the Master Plan for West Salt Lake and reported on the progress of the plan (located in the case file). He stated Staff was looking for further direction on the project and comments from the Commission.

Mr. Wilford Sommerkorn, Planning Director, stated public hearings were not the best place for comments. We would be looking to get more people at the meetings and look at a possible off site location for a public meeting.

The Commission and Staff discussed the public outreach done in communities outside of the west side, east of I-15. They discussed how the lack of communication to the east side makes the area feel separate from the rest of the City. Staff stated the bulk of the input was from the community and other planning projects have tied the areas together with the intent to unify them. Staff stated they wanted to break down the east\west divide and give the people a voice but more input was needed to bring them together. Staff stated if meetings were held for West Salt Lake on the east side people would wonder why.

The Commission and Staff discussed how other master plans have been created and what attracted people to specific areas. It was stated that the areas needed to be highlighted giving people a reason to visit.

Staff stated the Westside has very physical borders and development needed to be pushed ahead.

The Commission and Staff discussed the perception of the people visiting the Westside and recognition was growing of the amenities for the west side.

Commissioner Gallegos suggested tabling the petition to a future meeting giving the Commission more time to review the document.

PUBLIC HEARING [9:11:42 PM](#)

Vice Chairperson Ruttinger opened the Public Hearing, seeing no one wished to speak for or against the petition; Vice Chairperson Ruttinger continued the Public Hearing to a future meeting.

They discussed having a special or regular Planning Commission meeting on the Westside community.

MOTION [9:13:30 PM](#)

Commissioner Gallegos stated regarding the West Salt Lake Master Plan petition PLNPCM2010-00656, he moved that the Planning Commission continue the Public Hearing and table the petition to a future meeting to extend the opportunity for public input, particularly from the community, and allow the Commission additional time to review the document. Commissioner Taylor seconded the motion. The motion passed unanimously.

The meeting adjourned at [9:14:49 PM](#)