

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, July 31, 2013

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 6:02 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: Chairperson Michael Gallegos; Commissioners Lisa Adams, Michael Fife, Angela Dean, Clark Ruttinger, Marie Taylor, Matthew Wirthlin and Mary Woodhead. Vice Chair Emily Drown and Commissioner Bernardo Flores-Sahagun were excused.

Planning Staff members present at the meeting were: Wilford Sommerkorn, Planning Director; Nick Norris, Planning Manager; Janice Lew, Senior Planner; Casey Stewart, Senior Planner; Maryann Pickering, Principal Planner; Michelle Moeller, Senior Secretary and Lynn Pace, City Land Use Attorney.

FIELD TRIP NOTES:

A field trip was held prior to the work session. Planning Commissioners present were: Lisa Adams, Michael Fife, Mary Woodhead, Clark Ruttinger and Marie Taylor. Staff members in attendance were Nick Norris, Janice Lew and Casey Stewart.

The following locations were visited:

- **Marmalade lofts – Staff gave an overview of the project. The Commissioners asked how much of the alley would be paved. Staff stated it would be paved to the property line on the South side. The Commissioners asked if the applicant was willing to change the proposal. Staff stated the Applicant was tied to this option but not opposed to revisions. The Commission asked if the project was oriented to Reed Ave. Staff stated the orientation was not changed to address Reed Ave. The Commissioners asked about the ownership of the alley. Staff stated if the plan was approved and the Applicant did not have access or the right to pave the alley the project could not be constructed. Staff stated the Applicant was hesitant to orientate the buildings to Reed Ave because of the bar across the street.**

Dinner Meeting [5:11:17 PM](#)

Mr. Wilf Sommerkorn, Planning Director, gave a presentation regarding the roll of the Planning Commission in the planning process and how decisions could be made to better reflect the ordinance.

APPROVAL OF THE MINUTES FROM THE JULY 10, 2013 MEETINGS

MOTION

Commissioner Woodhead made a motion to approve the July 10, 2013, meeting minutes. Commissioner Adams seconded the motion. The motion passed unanimously. Commissioner Dean abstained from voting as she was not in attendance at the subject meeting.

REPORT OF THE CHAIR AND VICE CHAIR

Chairperson Gallegos asked Commissioner Mary Woodhead to report on the Master Plan meetings she attended.

Commissioners Woodhead reviewed the 9 Line and Plan Salt Lake Master Plan meetings. She stated both projects were just starting to move forward.

REPORT OF THE DIRECTOR

Mr. Wilford Sommerkorn, Planning Director, reported that the decision on the Parley's meetinghouse had been appealed and was going to the Appeals Hearing Officer on September 4. He discussed the challenge that was filed regarding Commissioner Adams' voting on the matter, claiming there was a conflict of interest which was reviewed by the City Attorney. Mr. Sommerkorn stated the Salt Lake City Attorney's office determined there was no conflict of interest or violation of the ordinance.

PUBLIC HEARINGS

CCP Real Estate Holding Company, LLC Conditional Use at approximately 667 East 100 South - is requesting approval from the City to convert a portion of the Armstrong House to office space. Currently the Landmark Site is used for a bed & breakfast and is zoned RMF-45 (Residential Multi-Family). This type of project must be reviewed as a Conditional Use. The subject property is located in Council District 4, represented by Luke Garrot. (Staff contact: Janice Lew at 801-535-7625 or janice.lew@slcgov.com Case number PLNPCM2013-00413)

Ms. Janice Lew, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff was recommending the Planning Commission deny the petition as presented in the Staff Report.

Ms. Kathryn Evans, Applicant, stated they would be converting three of the least popular rooms to offices for attorneys and the bed and breakfast would continue as is.

PUBLIC HEARING

Chairperson Gallegos opened the Public Hearing seeing no one in the audience was present to speak for or against the petition; Chairperson Gallegos closed the Public Hearing.

MOTION

Commissioner Woodhead as to Conditional Use petition PLNPCM2013-00413 the Armstrong Mansion Conversion, she move that the Planning Commission approve the conditional use with the conditions 1, 2 and 3 listed in the Staff Report, based on the findings listed in the Staff Report, testimony and plans presented. Commissioner Dean seconded the motion. The motion passed unanimously.

Marmalade Lofts at approximately 737 North 300 West - Nathan Anderson of Marmalade District, LLC requests approval from the City to develop a single family attached residential project located at the above address. Currently the land is vacant. This type of project must be reviewed as a Planned Development and Preliminary Subdivision Plat. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com Case numbers PLNSUB2012-00562 and -00642).

- a. **Planned Development (PLNSUB2012-00562) - a request for modification of building setbacks and public street frontage requirements of the Mixed Use (MU) zoning district.**
- b. **Preliminary Subdivision Plat (PLNSUB2012-00642) - a request for preliminary approval of the related subdivision plat for the new residential lots.**

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

The Commissioners and Staff discussed which plan was preferred by Staff. Staff stated the original plan was preferred as there was more proposed green space. The Commission and Staff discussed the setbacks on the west side of the property. They discussed the changes to the plan regarding the placement of the buildings. The Commission and Staff discussed the north façades lack of detail in regards to elements that would break up the mass of the wall. Staff stated the Applicant had not provided new renderings depicting the

façade, suggested the Planning Commission make it a condition and allow the Planning Director to have final approval on the design.

Mr. Nathan Anderson, Applicant, reviewed the private alley way, its ownership, use and the ability to improve the alley way. He stated they orientated the buildings to not face the bar across the street which was also the reason for the increase in mass and decrease in windows on the north side. Mr. Anderson reviewed the tree placement for the project.

Commissioners Woodhead stated she leases her office from Ms. Babs DeLay and Urban Utah and was not aware of them being involved with the project.

Mr. Lynn Pace stated it was not a conflict of interest.

The Commission determined there was no conflict of interest.

Mr. Anderson read the Memo (located in the case file) regarding the placement of the buildings, the access to the alley way and the façade of the building.

The Commission asked Mr. Anderson which proposal he preferred. Mr. Anderson stated he preferred the new design.

Mrs. Anderson presented the Commission with pictures depicting what the building would look like in the area.

The Commissioner asked Mr. Anderson how the signatures of the neighbors were gathered. Mr. Anderson stated they were gathered by Ms. Delay and a group of Realtors.

PUBLIC HEARING

Chairperson Gallegos opened the Public Hearing seeing no one in the audience was present to speak for or against the petition; Chairperson Gallegos closed the Public Hearing.

DISCUSSION

Staff stated one of the design requirements for this zoning was to have an entry facing each public street and the west building did not address Reed Ave. He stated that requirement would need to be waived in the motion.

The Commission and Staff discussed the language to put in the motion, the glass requirement and how the north wall could be broken up to limit the amount of continuous wall space. They discussed if Staff would review the final elements of the design for

approval or if it would need to be brought back to the Commission. The Commission and Staff reviewed the amount of green space that would be included in the proposal. They discussed if the alley way could or could not be improved and if the improvement needed to be made a condition of approval. The Commission and Staff discussed the egress pattern for the residents of the West building. They discussed the west elevation and the pathways on the property.

The Commission discussed the use of the alley and the walk ways along the alley. They discussed which plan to approve, the frontage to the bar and recycling on the property. The Commission discussed if something needed to be put in place to ensure the maintenance on the alley way was kept up. It was stated it was up to the properties HOA to maintain and take care of the alley and language could be added in the motion to require maintenance on their improvements. They discuss the shared access to the alley way.

MOTION

Commissioner Fife stated regarding PLNSUB2012-00562 Planned Development as modified and subject to all the conditions of Planning Staff's original recommendation from the June 26, 2013 meeting and, based on the findings listed in the Staff Report and the testimony and plans presented, he moved that the Planning Commission approve the requested Marmalade Lofts Preliminary Plat PLNSUB2012-00642 as proposed and subject to conditions one and two of Planning Staff's original recommendation at the June 26, 2013 meeting and conditions one through five listed in the proposed modified plan text of the memo from Casey Stewart on July 23, 2013.

The Commissioners discussed the percentage of openness in relation to condition number three. It was clarified that the motion was to approve the modified proposal.

Commissioner Rutting seconded the motion.

Commissioner Fife amended the motion to add a condition six stating the Homeowners Association be required to maintain the resurfaced alley way.

The Commissioners discussed condition five regarding the trees on the site plan and if it was in relation to the original site plan or the new proposed site plan. Staff stated it related to the original plan.

Commissioner Woodhead asked why the new plan was preferred over the previous one.

Commissioner Fife stated he thought it was a benefit to have access to the west units similar to what the east units had even if it was minimal.

The Commission discussed the recycling on the property and if it would work for the development.

Commissioners Adams, Ruttinger, Fife and Woodhead voted “aye”. Commissioners Wirthlin, Taylor and Dean voted “nay”. The motion passed 4-3

[6:53:49 PM](#)

Sugar House Streetcar Zoning and Master Plan Amendment - Mayor Ralph Becker is requesting the City adopt new zoning regulations for the development of parcels in and around the vicinity of the Sugar House Streetcar line. The proposed regulations will be a new section of the Zoning Ordinance in Chapter 27. Related provisions of Title 21A - Zoning maybe also be amended as part of this application. In addition to the proposed zoning changes, text changes are proposed to the Sugar House Master Plan related to the streetcar corridor. The project is located within Council District #7, represented by Soren Simonsen. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com Case numbers PLNPCM2012-00576 and PLNPCM2012-00577).

Ms. Maryann Pickering, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). She stated it was Staff's recommendation that the Planning Commission forward a favorable recommendation to the City Council regarding the petition.

The Commissioners and Staff discussed the difference between the three options. Staff stated the area along Sugarmont was the only difference. The Commissioners and Staff reviewed use table for the area.

Chairperson Gallegos stated the Public Hearing was closed as agreed at the previous meeting.

The Commissioners and Staff discussed the relocation of the tennis courts. They discussed what option would be best for the area of the tennis courts and the process of changing the zoning for the area.

The Commission discussed each option and what fit best with the requests from the neighbors. It was stated that a rezone for the tennis court area could happen at a later date depending on the City Council's decision. The Commission and Staff discussed what was included in each option and what the best zoning for the tennis court and boys and girls club area.

MOTION [7:04:15 PM](#)

Commissioner Woodhead stated in regards to PLNPCM2012-00576 and PLNPCM2012-00577, she moved that the Planning Commission transmit a favorable recommendation to the City Council relating to the request to amend the Sugar House Master Plan, Salt Lake City Zoning Ordinance and Zoning Map or station areas along and adjacent to the Sugar House Streetcar Corridor, based on the findings listed in the Staff Report, testimony and plans presented, standards one through six listed in the Staff Report with Option A regarding the Sugarmont Avenue property. Commissioner Taylor seconded the motion. Commissioner Taylor, Ruttinger, Woodhead, Fife and Wirthlin voted “aye”. Commissioners Dean and Adams voted “nay”. The motion passed 5-2.

The meeting adjourned at [7:06:12](#)