

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

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [6:02:07 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; Vice Chair Emily Drown; Commissioners Lisa Adams, Angela Dean, Michael Fife, Matthew Wirthlin and Mary Woodhead. Commissioners Bernardo Flores-Sahagun, Clark Ruttinger, and Marie Taylor were excused.

Planning Staff members present at the meeting were: Wilford, Sommerkorn, Planning Director; Nick Norris, Planning Manager; Doug Dansie, Senior Planner; Molly Robinson, Urban Designer; Deborah Severson, 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 Gallegos, Michael Fife, Lisa Adams and Mary Woodhead. Staff member in attendance was Nick Norris.

The following locations were visited:

- The Planning Commission went on a tour of past projects to understand how a project approval compared to the built project.

APPROVAL OF THE MINUTES FROM THE August 28, 2013 MEETINGS

MOTION [6:03:18 PM](#)

Commissioner Fife made a motion to approve the August 28, 2013, meeting minutes with corrections. Commissioner Drown seconded the motion. The motion passed unanimously. Commissioners Adams and Dean abstained from voting as they were not present at the subject meeting.

REPORT OF THE CHAIR AND VICE CHAIR [6:03:46 PM](#)

Chairperson Gallegos stated he had nothing to report at this time.

Vice Chairperson Down stated she had nothing to report at this time.

REPORT OF THE DIRECTOR [6:04:04 PM](#)

Mr. Wilford Sommerkorn, Planning Director, reviewed the Appeals Officer Hearing regarding the Parley's Meeting House and the Bailey Fence. He stated the Appeals Officer upheld the Planning Commission's decision stating that the Planning Commission had the grounds for the decisions made and no errors were made by the Planning Commission. Mr. Sommerkorn stated the City Council approved the Liberty Heights Fresh rezone.

PUBLIC HEARINGS [6:05:58 PM](#)

[Additional height for a building proposed to be located at 107 \(111\) South Main Street](#) - Steven Sobel, representing Hamilton Partners, is requesting conditional building and site design approval from the City for 12 feet of additional height on a high rise structure to be constructed at 107 (111) South Main Street. The site is presently addressed as 107 South Main, but will be re-addressed as 111 South Main. The building is associated with, and will cantilever over portions of, the new Utah Performing Arts Center UPAC. Portions of the lobby of the UPAC will be on the ground level of the office structure. The proposed building is located in the D-1 Downtown Central Business District. Buildings of 375 feet in height are allowed without special review at this location, additional height is allowed through conditional building and site design review process. The petitioner is asking for 387 feet in height. The additional height requested is to accommodate a parapet wall at the top of the building to screen mechanical equipment. Currently the land is used for a retail business and office. The subject property is within Council District 4, represented by Luke Garrott. The (Staff contact: Doug Dansie at (801) 535-6182 or doug.dansie@slcgov.com . Case number PLNPCM2013-00501)

Mr. Doug Dansie, 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.

Applicants Mr. Sean Onyon, VCBO Architecture and Mr. Bruce Bingham, Hamilton Partners, presented current images, reviewed the proposed project, discussed the use and the height of the building.

The Commissioners and Applicants discussed the lighting at the top of the building and how other buildings used lighting and design elements. They discussed the amount of occupied floors and the reason for the proposed height. The Applicants stated the height was to allow for the thirty seven foot lobby to align with the UPAC Theater. The Commission and Applicants discussed the screening of the mechanical equipment, the glass on structure, it was stated that the glass would not be angled as presented, and if

bird safe glazing or non reflective glazing had been considered for the windows. The Applicant stated the proposal was for non-reflective glazing. The Commission and Applicant discussed the LED lighting technology, what the building would look like in the daytime and at night. They discussed the distinctive elements the building was adding to the skyline, if it was enough to meet the standards and how the lighting would affect the surrounding neighbors.

PUBLIC HEARING [6:30:46 PM](#)

Chairperson Gallegos opened the Public Hearing, seeing no one wished to speak for or against the petition, Chairperson Gallegos closed the Public Hearing

MOTION [6:31:28 PM](#)

Commissioner Wirthlin stated regarding 111 South Main, PLNPCM2013-00501, based on the findings listed in the Staff Report, testimony and plans presented, he move that the Planning Commission approve the conditional building and site design review to allow an additional 12 feet in height for a building located at approximately 107 (111) South Main with the conditions one and two listed in the Staff Report.

Commissioner Dean asked for a third condition stating non-reflective glazing, as proposed in the current plan, be required for the project.

Commissioner Wirthlin agreed to add that as a condition to the motion.

Commissioner Woodhead seconded the motion. Commissioners Dean, Adams, Woodhead and Wirthlin voted “aye”. Commissioner Fife voted “nay”. The motion passed 4-1.

WORK SESSION [6:32:51 PM](#)

Downtown Master Plan – As part of the planning process for the Downtown Master Plan, Planning Staff will brief the Planning Commission on the status of the project. We will report on the public engagement process, state of the draft vision statement and principles, and upcoming opportunities for public involvement. (Staff contact: Molly Robinson at (801) 535-7261 or molly.robinson@slcgov.com)

Ms. Molly Robinson, Urban Designer, gave a presentation on the progress of the Downtown Master Plan as outlined in the memo dated September 11, 2013 (located in the case file). She stated Staff would present further information at a future meeting.

Commissioner and Staff discussed if the food such as urban agriculture, community gardens or dining information was included. They discussed rooftop gardens, 69/70 plans and midblock developments.

Commissioner Fife stated the Commissioners should attend the Urban Design discussions.

Ms. Robinson stated the next one will be around October 30, 2013.

Commissioner Woodhead stated connectivity was very important and needed to include broader aspects, such as bicyclists from every direction and specifically the west side. She stated the problems with West Downtown need to be addressed to make it more viable.

Ms. Robinson stated the current phase was to develop goals and how to achieve the vision under the umbrella of the different principals. She stated to broaden that concept and idea was what Staff was working toward.

Commissioner Woodhead stated one of the biggest complaints she hears from people on the West Side was that nothing was open on Sunday.

Ms. Robinson stated Staff was putting together focus groups one of which was titled Activating Downtown to promote business and activities throughout the week.

The Commission and Staff discussed how to increase the density in the downtown area. They discussed past studies to determine what would liven up the City and if those studies were being considered in the proposal. Staff stated information from all areas was being used. The Commission and Staff discussed the previous studies and how the studies were being implemented into the Downtown Master Plan. They discussed the transportation plan and that a City Wide transportation plan would be starting soon. It was suggested to add safe neighborhood parks to item nine. They reviewed the six focus groups which are Activating Downtown, Women and Families, Youth, Homelessness, Parking, Seniors and Aging in place.

Staff asked if the Commission liked the Vision Statement. The Commission stated it was a wonderful statement. The Commission and Staff discussed the negatives of leaving North Temple out of the plan. Staff stated a plan for North Temple was adopted three years ago and this plan would compliment and assist the North Temple Plan. The Commission stated there needed to be an emphasis to keep North Temple and the west side vibrant as well as downtown. The Commission asked what the adventure aspects of Downtown were. Staff reviewed the comments regarding outdoor adventure and how to promote more activities Downtown. The Commission asked if the vision statement needed to say something more about the diversity of Salt Lake City. The Commission and Staff discussed how to make the statement reflect the diversity of the City and if it was more appropriate for the Plan Salt Lake plan. Staff discussed item number five titled Sense of Belonging and what it encompassed.

Ms. Robinson reviewed the activities for the Downtown Master Plan and the different ways public outreach would be done. The Commissioners asked to have the list of events emailed to them.

OTHER BUSINESS [7:05:49 PM](#)

Chair and Vice Chair Elections

Mr. Nick Norris, Planning Manager, reviewed the policies for elections and that the new Chairperson and Vice Chairperson would officiate the September 25, meeting.

[7:06:28 PM](#)

Commissioners Woodhead nominated Commissioner Drown for the position of Chair. Commissioners Adams seconded the nomination.

[7:06:56 PM](#)

Chairperson Gallegos asked for additional nominations, seeing none he closed the nomination for Chair.

The motion passed unanimously.

Commissioner Emily Drown was elected as Chair

[7:07:06 PM](#)

Commissioner Dean nominated Lisa Adams for Vice Chair. Commissioner Adams declined due to her campaign for City Council.

[7:07:23 PM](#)

Commissioner Woodhead nominated Commissioner Ruttinger for Vice Chair. Commission Dean seconded the nomination.

Chairperson Gallegos asked for additional nominations, seeing none he closed the nomination for Vice Chair.

The motion passed unanimously

Commissioner Clark Ruttinger was elected as Vice Chair.

The meeting adjourned at [7:07:50 PM](#)