

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**Room 126 of the City & County Building**  
**451 South State Street, Salt Lake City, Utah**  
**Wednesday, March 12, 2014**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:46 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 Emily Drown, Vice Chair Clark Ruttinger; Commissioners Angela Dean, Michael Fife, Michael Gallegos,Carolynn Hoskins, Marie Taylor and Mary Woodhead. Commissioner Matthew Wirthlin was excused.

Planning Staff members present at the meeting were: Wilford Sommerkorn, Planning Director; Ms. Cheri Coffey, Assistant Planning Director; Nick Norris, Planning Manager; Nick Britton, Senior Planner; Everett Joyce, Senior Planner; John Anderson, Principal Planner; Michael Maloy, 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: Emily Drown, Michael Fife, Carolynn Hoskins, Clark Ruttinger and Marie Taylor. Staff members in attendance were Nick Norris, John Anderson and Maryann Pickering.

The following locations were visited:

- **Volunteers of America Youth Center 888 South 400 West** - Staff gave an overview of the proposal and referenced the Staff Report for details.
- **1400 South Apartments** – Staff gave an overview of the project. The Planning Commission asked if they owned the frontage on 300 West and would the development extend all the way to the east property line. Staff stated yes it would
- **Foothill Hotel-** Staff gave an overview of the project, oriented the site, and provided a list of issues and the west elevation height. The Commission asked how tall the building would be and if a traffic signal be installed. Staff stated the building would be four stories tall and a traffic light would not be installed

**APPROVAL OF THE MINUTES FROM THE FEBRUARY 12 and FEBRUARY 26, 2014 MEETINGS** [5:34:04 PM](#)

**MOTION** [5:34:18 PM](#)

**Commissioner Taylor moved to approve the February 12, 2014. Commissioner Woodhead seconded the motion. The motion passed unanimously.**

**MOTION [5:34:56 PM](#)**

**Commissioner Woodhead moved to approve the February 26, 2014. Commissioner Taylor seconded the motion. Commissioners Rutting and Fife abstained from voting. The motion passed unanimously.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:35:19 PM](#)**

Chairperson Drown recognized out going Commissioner Bernardo Sagan-Flores for his service on the Planning Commission.

Vice Chairperson Ruttinger stated he had nothing to report.

**REPORT OF THE DIRECTOR [5:36:44 PM](#)**

Mr. Wilford Sommerkorn, Planning Director, stated he would give a report on the Legislative session at the March 26, meeting. He stated the City Council approved the rezone for the property on 1200 S and 900 E, the McClelland Trail area.

The Commissioners gave an overview of the meetings they had attended regarding Master Plan Committees.

**UNFINISHED BUSINESS [5:38:15 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 and includes the Glendale and Poplar Grove Neighborhoods. 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 decisions 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](mailto:nick.britton@slcgov.com).) Case number PLNPCM2010-00656. This is a public hearing and the Planning Commission will take additional public comment.**

Mr. Nick Britton, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff recommended the following:

1. The Planning Commission forward a positive recommendation to the City Council to adopt the drafted *West Salt Lake Master Plan*;
2. That the Planning Commission initiate a petition to begin analysis of the areas identified in this report with the goal of potentially rezoning those areas to implement the recommended land use changes of this plan; and
3. That the Planning Commission initiate a petition to begin analysis of existing zoning designations within the city to determine potential ordinance changes to help implement the recommended zoning changes in this plan.

The Commission and Staff discussed the following:

- Removing the negative language regarding to transportation nodes and the streetcar network in the plan.

**PUBLIC HEARING [5:45:46 PM](#)**

Chairperson Drown opened the Public Hearing.

The following individuals spoke to the petition: Mr. Jay Ingleby and Mr. Jeff Salt.

The following comments were made:

- More economic development was needed on the Westside.
- The plan needed to unite the East and West sides of the city.
- Plan needed to move forward and be implemented sooner rather than later.
- More amendments to emphasize the Jordan River Plan (should be its own plan) making it more robust.
- Boating was included but the plan for the water trail should also be referenced to help keep the development on the river unified.
- Plan needed to include a future land use map.

Chairperson Drown closed the Public Hearing.

Mr. Britton explained why the proposed Master Plan did not include a small area plan for the Jordan River or the RCO plan. He explained the existing plans for the Jordan River had not been adopted by the City and the City did not want to adopt the plans through proxy by adding them to a Master Plan. Mr. Britton stated the proper process needed to be followed if the City were to adopt a plan for the Jordan River.

The Commission and Staff reviewed the process to create the suggested Jordan River plan.

Mr. Sommerkorn stated the City would be looking to adopt the Jordan River plan in conjunction with another master plan in the future. He discussed the importance of ensuring plans were consistent with the City's plans and policies.

The Commission and Staff discussed if it was appropriate to acknowledge other plans in the area that governed specific properties. The Commission asked if a petition should be initiated to create a Jordan River overlay district. Staff stated a plan could be proposed and reviewed in the future and expressed the importance to involve the Division of Public Services in the development of these types of plans.

The Commission and Staff discussed the timeline and process for a Jordan River small area plan, which would be brought to the Commission in the future.

Commissioner Woodhead suggested adding language making the citizens of the City stakeholders in the process, such as the residents of Salt Lake City have an investment in

Planning that supports the community not as a segregated east and west but as an interconnected whole.

Staff stated statement could be added to the plan.

The Commission and Staff discussed the commercial nodes in the plan and the types of businesses that could be located in those areas. It was stated that the purpose of the plan was to give a general idea not a detailed direction for specific areas.

**MOTION [6:08:36 PM](#)**

**Commissioner Woodhead stated in regards to the West Side Master Plan PLNPCM2010-00656, based on the findings from the February 12, 2014 Staff Report, public hearing, discussion of the Planning Commission and input from Staff, she moved that the Planning Commission:**

- a. Transmit a favorable recommendation to the City Council to adopt the drafted West Salt Lake Master Plan with the amendments;**
- b. Initiate petitions as outlined in the attached map for staff to begin analysis of the areas identified in this report with the goal of potentially rezoning those areas to implement the recommended land use changes of this plan; and**
- c. Initiate a petition to begin analysis of existing zoning designations within the city to determine potential ordinance changes to help implement the recommended zoning changes in this plan.**

**Commissioner Gallegos seconded the motion. The motion passed unanimously.**

**MOTION [6:10:28 PM](#)**

**Commissioner Fife made a motion to forward a recommendation to the Salt Lake City Mayor and City Council to consider adding funding in the FY2015 budget to create a Riparian corridor overlay district specific to the Jordan River. Commissioner Woodhead seconded the motion. The motion passed unanimously.**

**[6:11:25 PM](#)**

**[9 Line Corridor Master Plan](#) - A request by Mayor Ralph Becker to create a master plan for the 9 Line Corridor. The Master Plan guides the future development of the 9 Line Corridor which is located at approximately 900 South from 200 West to approximately Redwood Road. The 9 Line Corridor Master Plan will include strategies and policies which will guide the eventual development of the spaces and amenities adjacent to the existing paved trail. It will also include an implementation plan to develop a framework on how this development should occur. The corridor is located in Council District 5 represented by Erin Mendenhall, Council District 4 represented by Luke Garrott and Council District 2 represented by Kyle LaMalfa (Staff contact: John Anderson at (801) 535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)). Case number PLNPCM2014-00004. This is not a public hearing. The public hearing was closed by the Planning Commission on February 12, 2014.**

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

The Commission and Staff discussed the following:

- Language regarding conflicts between Master Plans and how the City determined which plan had final authority.
- The need for the Commission to initiate a petition designating open spaces as recommended in the motion.

**MOTION [6:18:58 PM](#)**

**Commissioner Fife stated regarding the 9 Line Master Plan PLNPCM2014-00004, based on the findings listed in the Staff Report, testimony and plans presented, he moved that the Planning Commission:**

- a. Transmit a favorable recommendation to the City Council relating to Petition PLNPCM2014-00004, a request by Mayor Ralph Becker to create a master plan for the 9 Line Corridor;**
- b. Initiate a petition for Staff to begin analysis of potentially rezoning those areas in the 9 Line Corridor that are not currently zoned Open Space Zoning District.**

**Commissioner Dean seconded the motion. The motion passed unanimously.**

**PUBLIC HEARINGS [6:20:36 PM](#)**

**[1400 South Apartments Planned Development](#) -Adam Lankford representing Wasatch Advantage Group is requesting Planned Development approval to allow the construction of a multi-family residential project at approximately 247 West 1400 South. The project includes 251 units in 4 separate buildings. The applicant is requesting that the Planning Commission allow the buildings to be constructed without fronting on a public street as is required. A development that includes multiple buildings that do not front on a public street must be reviewed as a planned development. Currently the land is vacant and the property is zoned CG General Commercial District. The subject property is located within Council District 5 represented by Erin Mendenhall. The (Staff Contact: John Anderson at (801) 535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)). Case number PLNSUB2013-00997**

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

Mr. Adam Lankford, Wasatch Advantage Group, stated they were excited to move forward with the project and asked the Commission for questions.

The Commission, Staff and Applicant discussed the walkways on the property and how it interacted with the existing Trax line. They discussed the parking for the project, waste

and recycling management, the proposed materials for the roof, parking lots and sidewalks. Staff stated the City did not regulate the materials for hard surfaces. They discussed the ADA accessibility, building elevations and overall look of the project.

**PUBLIC HEARING** [6:41:00 PM](#)

Chairperson Drown opened the Public Hearing.

Ms. Elke Phillips, Ballpark Community Council, stated the council supported the project and looked forward to the improvement of the site.

The following individual spoke to the petition: Mr. Mark Alleto.

The following comments were made:

- Increase in cars would create a safety problem, specifically with safety vehicles accessing the properties on High Ave.

Chairperson Drown closed the Public Hearing.

**DISCUSSION** [6:44:47 PM](#)

The Commission and Staff discussed the traffic pattern for the area.

**MOTION** [6:45:47 PM](#)

**Commissioner Gallegos stated regarding the 1400 S Apartments Planned Development PLNSUB2013-00997, based on the findings listed in the Staff Report, testimony and plans presented, he moved that the Planning Commission approve the Planned Development with the conditions listed in the Staff Report.**

Commissioner Dean asked if a fourth condition could be included, stating the City's current process regarding recycling and waste facilities be followed.

**Commissioner Gallegos amended the motion to include the language about recycling and waste facilities.**

**Commissioner Hoskins seconded the motion. The motion passed unanimously.**

[6:47:47 PM](#)

The Commission took a short break

[6:54:53 PM](#)

**[Volunteers of America Youth Center at approximately 888 South 400 West Street - Hannah Vaughn, MHTN Architects, in behalf of Volunteers of America, is requesting approval to operate an emergency youth homeless shelter within a youth center at the above listed address. Currently the land is vacant and the property is zoned CG General Commercial District. This type of project must be reviewed as a Conditional Use. The subject property is within Council District 4, represented by Luke Garrott.](#)**

**(Staff contact: Michael Maloy at (801)535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com)).  
Case number PLNPCM2013-00916**

Mr. Michael Maloy, 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.

Commissioner Taylor stated she talked with the VOA about visiting the facility however; she never actually visited the facility.

Chairperson Drown asked the Commission if they foresaw any issues with allowing Commissioner Taylor to take part in the hearing. No comments were made in regards to Commissioner Taylor participating in the hearing therefore, she was permitted to participate.

Ms. Kathy Bray, CEO Volunteers of America and Ms. Hannah Vaughn, MHTN Architects, introduced themselves.

Ms. Bray reviewed the proposal and programs that would be available at the proposed facility. She asked the Commission to approve the petition as presented and reviewed the ways the shelter would mitigate the negative impacts to the neighborhood.

Ms. Vaughn reviewed the architectural aspects of the proposal that would bring the youth off the street and into the building.

The Commission and Applicants discussed how runaway or juvenile youth were addressed/housed and the length of stay for youth using the facility.

**PUBLIC HEARING [7:15:50 PM](#)**

Chairperson Drown opened the Public Hearing.

Ms. Elke Phillips, Ballpark Community Council, stated the Council supported the proposal and project.

The following individuals spoke in favor of the petition: Mr. Roi Mavfos, Ms. Jessica Norie, Mr. Robert Comstack and Mr. John Miuikcan.

The following comments were made:

- Needed to help the youth homeless not ignore the issue.
- Resources for homeless outreach programs were not efficient nor did the employees of the programs have the knowledge to help the homeless people.
- VOA could adjust their outreach to help with the current issues in the community.
- Art Space development supported the proposal.
- Encouraged the Commission to support the project.
- The city needed the youth homeless shelter and the proposed beds for the youth.

- The proposal was a win, win for the city and would help the neglected youth of the city.
- Proposal for the overnight shelter made sense since the day center was an approved use.

The following individuals spoke in opposition of the petition: Mr. Norman Fuelner, Mr. Erik Steffensen and Mr. Brian Steffensen.

The following comments were made:

- The number of youth using the facility would be greater than what was proposed.
- An additional condition of approval that the center cannot turn away the kids that are there should be added to the motion.
- A petition of tenants from Art Space that did not support the proposal was submitted.
- There were issues at the current location regarding trespassing, vandalism, graffiti and drugs that would be brought to the new location.
- Not compatible with the Master Plans that will be approved in the near future.
- Proposal was creating a nuisance in the area.
- Negative impacts had not been significantly mitigated and therefore the proposal could not be approved.

Commission and Steffensen's discussed the location of the Steffensen's property. They discussed the negative impacts of the shelter that were different from the youth center. Mr. Steffensen stated it would increase the number of youth at the center and where would the additional youth go at night.

Chairperson Drown closed the Public Hearing.

The Commission and Applicant discussed the perceived risks and the police's response to those risks as outlined in the Staff Report.

Ms. Bray stated criminal behavior was not tolerated on their property or in the program. She stated they wanted to help the youth become active members of society.

The Commission and Applicant discussed the maintenance of the property, how often the Police were called to the current location for criminal activity, the issues at the current location and how these issues would be eliminated at the new building. They discussed the traffic flow of the new building and the safety measures being taken. The Commission and Applicants discussed how kids would be housed at the end of the day, that they would not be let loose into the neighborhood or on the street and extra staff would be added to help address any housing issues at night. It was stated the proposal would help the situation not make it worse. The Commission and Applicant discussed how complaints regarding youth sleeping on neighboring properties, drug use or criminal activity would be addressed.

Commissioner Fife expressed his support for the VOA program and his experience in working with homeless youth outreach in the past.

**MOTION [7:51:00 PM](#)**

**Commissioner Fife stated regarding the Volunteers of America Youth Homeless Shelter Conditional Use at 888 South 400 West PLNPCM2013-00916, based on the findings listed in the Staff Report, testimony received, and plans presented, he moved that the Planning Commission grant the conditional use to allow a youth homeless shelter to be located at approximately 888 S 400 West subject to the conditions listed in the Staff Report. Commissioner Gallegos seconded the motion.**

Commissioner Woodhead stated the issues of concern were present regardless if the overnight shelter existed or not and the beds actually mitigated the negative impacts of the shelter. She stated the proposal and building design mitigated the effects to the neighborhood.

**The motion passed unanimously.**

[7:57:39 PM](#)

**[Home 2 Suites Conditional Use and Conditional Building and Site Design Review at approximately 2350 South Foothill Drive](#) - The applicant is requesting approval from the City to develop a 98 room hotel that will be approximately 35 feet high with 64 parking spaces at the above listed address. Currently the land is used for a commercial building which will be removed as part of this request. The subject property is within Council District #7, represented by Lisa Ramsey Adams. (Staff contact: Maryann Pickering at (801) 535-7660 or [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)).**

- a. **Conditional Use - In order to build the project noted above, a conditional use is required to allow a hotel use in the CB (Community Business) zoning district. Case number PLNPCM2013-00963**
- b. **Conditional Building and Site Design Review and Planned Development - In order to build the project noted above, a conditional building and site design review application is required to increase the height of the hotel. The CB zoning district allows heights up to 35 feet through the Conditional Building and Site Design Process. Case number PLNPCM2013-00964**

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 approve the petition as presented.

Mr. Gary Griffiths, reviewed the proposal and asked the Commission for approval.

The Commission and Applicant discussed the amenities in the rooms.

Mr. Dan Vanzeben, reviewed the design concepts for the proposal.

The Commission and Applicant discussed the additional height request and the slope of the property. It was stated that the West elevation was the side that would exceed the height limit. The Commission and Applicant discussed the entrance and exit for the property and how people could be encouraged to use the Parley's entrance rather than the Stringham Avenue entrance.

The Commission and Staff discussed the issues with restricting traffic on Foothill Avenue.

The Commission and Applicant discussed the building design and the proposed materials for the project. They discussed the landscaping and parking on the west side of the property, sidewalks for the property, and if customization for ski storage had been considered.

**PUBLIC HEARING [8:21:33 PM](#)**

Chairperson Drown opened the Public Hearing.

Ms. Judy Short, Sugar House Community Council, stated the Community Council's only concern was the issues with traffic on Stringham Ave. She stated the surrounding neighbors had agreed the height of the building would not be an issue, area Councils were in favor of the proposal and it would benefit the area.

The Commission and Ms. Short discussed the traffic signals in the subject area.

Chairperson Drown closed the Public Hearing.

**DISCUSSION [8:24:53 PM](#)**

The Commission and Applicants discussed the recycling and waste for the project.

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

**Commissioner Woodhead stated regarding the Foothill Home 2 Suites Conditional Use PLNPCM2013-00963 and Planned Development Review PLNPCM2013-00964, Based on the findings listed in the staff report and the testimony heard, she moved that the Planning Commission approve the proposed Conditional Use and Planned Development Review petitions for the construction of a new hotel at 2350 South Foothill Drive. Commissioner Ruttinger seconded the motion. The motion passed unanimously.**

[8:27:54 PM](#)

**[PLNPCM2014-00016 City Ordinance Changes relating to the Consolidated Fee Schedule](#) - A request by Mayor Ralph Becker for a zoning text amendment to ensure the City Code allows for fees to be charged for all of the various types of applications that the Planning Division processes. The amendments will affect various sections of the Zoning Ordinance as well as changes to Title 2 relating to surplus property and street closures and Title 18 relating to fences. Other changes are proposed that will ensure consistent language is used for similar types of processes as well as**

**change to clarify language where necessary. Related provisions of the City Code 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)). Case number PLNPCM2014-00016**

Ms. Cheri Coffey, Assistant Planning Director, reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff was recommending the Planning Commission approve the petition as presented.

The Commission and Staff reviewed when fees were applied and who was paying fees.

**PUBLIC HEARING [8:32:08 PM](#)**

Chairperson Drown opened the Public Hearing, seeing no one in the audience wished to speak to the petition; Chairperson Drown closed the Public Hearing.

**MOTION [8:32:34 PM](#)**

**Commissioner Dean stated regarding the Fee Schedule Reference Changes Zoning Text Amendment PLNPCM2014, based on the findings listed in the Staff Report and the comments received, she moved the Planning Commission transmit a favorable recommendation to the City Council. Commissioner Gallegos seconded the motion. The motion passed unanimously.**

**[8:33:30 PM](#)**

**[Text amendment to allow Assisted Living Facilities in the CSHBD District](#) - Lyle Beecher, represented by Aabir Malik, is requesting the City adopt new zoning regulations in order to allow Assisted Living Facilities in the CSHBD Zoning District. The proposed regulation changes will affect sections 21A.33.030 Table of Permitted and Conditional Uses for Commercial Districts of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Everett Joyce at (801) 535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com)). Case number PLNPCM2014-00027.**

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 forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed what uses would have to be approved by the Commission.

Mr. Lyle Beecher, Beecher Walker Architects, and Mr. Aabir Malik, Developer, introduced themselves.

The Applicants discussed the project and that changing the use was to promote the diverse uses for Sugar House.

The Commission and Applicant discussed what was currently located on the lot.

**PUBLIC HEARING [8:37:51 PM](#)**

Chairperson Drown opened the Public Hearing.

Ms. Judy Short, Sugar House Community Council, stated the Community Council supported the project and felt it will be a great addition for the area.

Chairperson Drown closed the Public Hearing.

**DISCUSSION [8:39:49 PM](#)**

The Commission and Staff discussed why assisted living facilities were not originally allowed in the zone. Staff stated they would be reviewing and changing zoning in other areas to allow these facilities. They discussed the location of other assisted living facilities in Sugar House.

**MOTION [8:41:37 PM](#)**

**Commissioner Gallegos stated regarding the Assisted Living Facilities in the CHSBD District Zoning Text Amendment PLNPCM2014-00027, based on the findings in the Staff Report, public input and discussion, he moved to transmit a favorable recommendation to the City Council to adopt the proposed zoning text amendment relating to Section 21A.33.030 Table of Permitted and Conditional Uses to include Assisted Living Facilities as a permitted use in the CSHBD – Sugar House Business District zoning classification. Commissioner Taylor seconded the motion. The motion passed unanimously.**

The meeting adjourned at [8:43:17 PM](#).