

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, July 9, 2014

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:45:27 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson Emily Drown, Vice Chair Clark Ruttinger, Commissioners, Michael Gallegos, James Guilkey, Matt Lyon, Marie Taylor and Matthew Wirthlin. Commissioners Angela Dean,Carolynn Hoskins and Michael Fife were excused.

Planning Staff members present at the meeting were: Wilford Sommerkorn, Planning Director; Nick Norris, Planning Manager; Everett Joyce, Senior Planner; Lex Traugher, Senior Planner; Michael Maloy, Principal Planner; Michelle Moeller, Senior Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP

A field trip was held prior to the work session. Planning Commissioners present were: James Guilkey and Clark Ruttinger. Staff members in attendance were Nick Norris and Lex Traugher.

The following location was visited:

- **Hardage Place-** Staff gave an overview and the history of the project. Staff stated the proposal was asking to modify a few standards. The Commission asked if the Applicant was committed to the score sheet and other things mentioned in the packet. Staff replied yes, they are required to do what was proposed included the TSA zone sheet.

The Commission recognized former Planning Commissioner Mary Woodhead for eight years of service and thanked her for all her hard work and dedication to Salt Lake City.

APPROVAL OF THE MINUTES FROM THE JUNE 25, 2014, MEETING. [5:45:38 PM](#)
MOTION [5:45:43 PM](#)

Commissioner Guilkey moved to approve the June 25, 2014. Commissioner Ruttinger seconded the motion with corrections. The motion passed unanimously.

Commissioner Wirthlin abstained from voting as he was not present at the subject meeting.

The Commission stated the June 11, minutes would be voted on at the next meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:46:15 PM](#)

Chairperson Drown stated she had nothing to report.

Vice Chairperson Ruttinger stated he had nothing to report.

REPORT OF THE DIRECTOR [5:46:22 PM](#)

Wilford Sommerkorn, Planning Director, reported on the Volunteers of America and the Road Home appeals that were both remanded to the Planning Commission for reconsideration. He reviewed the issues with the petitions and if there would be a Public Hearing for the items. Mr. Sommerkorn stated Staff was trying to expedite the hearings as much as possible. He reviewed the schedule conflicts for the VOA project and the need to schedule a meeting for July 30.

The Commission and Mr. Sommerkorn discussed the issues for the VOA. They discussed a date for a “special” meeting. The Commission decided they would hold a meeting July 30, contingent on a quorum. They discussed if a Public Hearing would be held for both items.

Mr. Sommerkorn stated a Public Hearing would only be required if new material as introduced into the record.

[5:51:56 PM](#)

Hardage Apartments Planned Development at approximately 370, 354, 350 & 346 S 800 East - Prescott Muir & Associates, representing the property owner, Sam Hardage, is proposing a mixed-use development consisting of retail and multi-family residential housing (47 unit) located at approximately 775 E 400 S. The project site is comprised of five parcels along 800 East with addresses of approximately 370, 354, 350 & 346 S 800 East. The subject property is currently used commercially (Pizza Hut) and residentially, and is zoned TSA-UN-T (Transit Station Area - Urban Neighborhood - Transition District) and RMF-35 (Moderate Density Multi-Family Residential). The subject property is within Council District 4 represented by Luke Garrott. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com.) Case number PLNSUB2014-00256

Mr. Lex Traugher, Senior 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.

The Commission and Staff discussed the following:

- The elevations and the height limits for the proposal.

Mr. Prescott Muir, Architect and Mr. Bruce Baird, Attorney asked the Commission if they had any questions.

PUBLIC HEARING [5:57:21 PM](#)

Chairperson Drown opened the Public Hearing.

The following people spoke against the petition: Ms. Cindy Cromer, Mr. Joel Pittman, Mr. Jared Wilkingson, Mr. Jonathan Davis and Mr. Jacek Kowalczyk.

The following comments were made:

- Agreed with Staff's comments regarding parking for the commercial zone.
- Don't praise the Applicant as the up zoning was not positive for the area.
- Would largely increase the density in the area.
- Supports the development if it improves and benefits the area and community.
- Would like to know where the parking was going to be located and where the parking entrances/ exits would be located.
- Project seems to be out of proportion for the area.
- Would increase the issues with parking and traffic in the area.
- Should research Parking Enforcement and review the parking problems in the area and on 800 East.
- Street cannot support the traffic.
- Linden Avenue was not plowed in the winter so increased traffic will cause more issues.
- Retail space would be detrimental to the area, not an improvement.
- There are better places in the city for this project.

Chairperson Drown closed the Public Hearing.

[6:08:43 PM](#)

Mr. Traugher stated the access to the parking was from 800 East, it was behind and below the building and exceeded the parking requirements for the zoning.

Mr. Muir stated Linden Street was not being used as access to the project. He stated if anything they were protecting Linden Street by having a twenty five foot setback and curb cuts were being reduced from seven to one located by the corner of 400 South and 800 East.

The Commission and Applicant discussed the location of parking for the Residential and the Commercial use and the number of bedrooms in the residential units.

The Commission and Staff discussed the parking requirements and if conditions could be put on the parking standards. Staff stated the Commission could not require more parking than what is required by ordinance. They already exceed the minimum parking requirements.

Staff stated the Applicant could not be held responsible for the maintenance of Lindon Street. It was stated that the public would need to address it with the City Department and possibly their City Council person however; Planning Staff would forward the comments and concerns to the appropriate department.

MOTION [6:15:15 PM](#)

Commissioner Wirthlin stated regarding petition PLNSUB2014-00256, Hardage Mixed- Use Planned Development; based on the testimony, plans presented, the findings noted in the Staff Report, the recommendation of Planning Staff and conditions of project approval, he moved that the Planning Commission approve the Hardage Mixed-Use Planned Development subject to the conditions listed in the Staff Report. Commissioner Gallegos seconded the motion. Commissioner Taylor voted “nay”. Commissioners Ruttinger, Gallegos, Guilkey, Lyon and Wirthlin voted “aye”. The motion passed 5-1.

[6:16:16 PM](#)

Commissioner Lyon excused himself to avoid any conflict with the next agenda item as his wife works at the Airport.

The Commission and Staff discussed addressing and acknowledging public comments even if they are not relevant the final decision. They discussed possible training on handling public comments and how future motions could be detailed and specific to address the issues.

[6:18:50 PM](#)

SLC Airport - Vacation of Nine Subdivisions - Subdivision amendment in the Salt Lake City Airport area located approximately between 2100 North to 500 South and

between 2200 West and 4000 West – The Salt Lake City Department of Airports is requesting approval from the City to vacate nine subdivisions: the Beverly Addition, Denver City, Earl D. Gray, Fritsch & Zulch’s First Addition, G. S. Holmes First Addition, Ingersoll Addition, Le Mar Addition, Mechling & Fleming and West Salt Lake subdivisions at the above listed address. Currently the land is used for airport facilities and operations and industrial and commercial uses. The property is zoned A-Airport, BP-Business Park, M-1 Light Industrial, M-2 Heavy Industrial, and OS-Open Space. This type of project must be reviewed as a subdivision amendment. The subject property is within Council Districts 1 and 2, represented by James Rogers and Kyle LaMalfa. (Staff contact: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com.) Case number PLNSUB2014-00242

Mr. Everett Joyce, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated that Staff was recommending that the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- The conditions of approval referred to in the proposed motion.
 - Staff stated there were no conditions of approval as the concerns had been addressed.
- If any public response had been received on the proposal.
 - Staff received one phone call from a neighbor and after clarification there were no issues.

Mr. Alan McCandless, Applicant, reviewed the history of the property, the project and reason for the proposal.

The Commission and Applicant discussed the following:

- Easements on the subdivision south of the Airport and if those easements would prohibit development on the lots.

PUBLIC HEARING [6:25:02 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.

MOTIONS [6:25:30 PM](#)

Commissioner Gallegos stated regarding petition PLNSUB2014-00242, based on the findings in the Staff Report, public input and discussion, he moved to transmit a favorable recommendation to the City Council to approve the proposed vacation of city owned land portions of the nine subdivisions located within the Airport

property and adjacent vicinity subject to complying with all applicable recommendations. Commissioner Guilkey seconded the motion. The motion passed unanimously.

[6:26:31 PM](#)

Commissioner Lyon returned to the meeting.

Downtown and Gateway Master Plan Amendments - Mayor Ralph Becker is proposing an extensive update to the Downtown Master Plan for property located within or near the boundaries of North Temple, 200 East, 1000 South, and Interstate 15. The proposed Downtown Master Plan will replace the existing Downtown Master Plan, Gateway District land Use and Development Master Plan and the Gateway Specific Master Plan. The Planning Commission is required to make a recommendation to the City Council. The City Council will make a decision to adopt, adopt with changes or not adopt the proposed master plan. A copy of the proposed Downtown Master Plan can be found on the project website [project website](#). A printed copy can be provided by contacting the staff indicated below. The subject property is within Council Districts 3, 4, and 5, represented by Stan Penfold, Luke Garrott, and Erin Mendenhall. (Staff contact: Nick Norris at 801.535.6173 or nick.norris@slcgov.com.) Case number PLNPCM2013-00768

Mr. Nick Norris, Planning Manager, reviewed the petition as presented in the Staff Report (located in the case file). He stated that Staff was recommending that the Planning Commission conduct a public hearing on the proposal and continue the public hearing.

The Commission and Staff discussed the following:

- The public outreach activities for the proposal.
- How groups were notified of updates and presented the plan.
- The number of proposed dwelling units.
- How comments had been deciphered between visitors, residents and businesses.
- Having a list of the changes or redlines to show what was being changed from meeting to meeting.
- If the City Council would have the ability to review and comment on the draft plan.
 - The City Council would comment and make recommendation after the Planning Commission is finished reviewing the plan.
- The possibility of allowing on street parking to count toward parking requirements and if it made sense to do so.
 - The on street parking standards were carried over from an existing city policy.

- A parking study would be done in the near future to determine what the city parking issues are and how best to address them.
- The Transportation Demand Management Ordinance- ties to link parking to the existing transportation network and provided different travel options.
- Continuing the Public Hearing to future meetings.

PUBLIC HEARING [6:46:27 PM](#)

Chairperson Drown opened the Public Hearing; seeing no one in the audience wished to speak to the petition, Chairperson Drown stated the Public Hearing would remain open.

MOTION [6:46:49 PM](#)

Commissioner Guilkey stated regarding petition PLNPCM2013-00768, to amend the Downtown Community Plan, he moved the Planning Commission table the petition and continue the Public Hearing to August 27, 2014. Commissioner Lyon seconded the motion. The motion passed unanimously.

The meeting adjourned at [6:48:00 PM](#)