

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, May 13, 2015

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:10 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

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

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Nick Norris, Planning Manager; Doug Dansie, Senior Planner; Everett Joyce, Senior Planner; Maryann Pickering, Principal Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Clark Ruttinger, Carolynn Hoskins, and Marie Taylor. Staff members in attendance were Nick Norris, Everett Joyce and Maryann Pickering.

The following site were visited

- **370 S 300 East** - Staff gave an overview of the proposal.
- **9th and 9th** - Staff gave an overview of the proposal and discussed the character of the area including building setback and building height.

APPROVAL OF THE MINUTES FROM THE APRIL 22, 2015, MEETING. [5:31:40 PM](#)

MOTION [5:31:46 PM](#)

Commissioner Fife moved to approve the April 22, 2015. Commissioner Guilkey seconded the motion. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:59 PM](#)

Chairperson Ruttinger stated he had nothing to report.

Vice Chairperson Guilkey stated he had nothing to report.

REPORT OF THE DIRECTOR [5:32:05 PM](#)

Ms. Nora Shepard, Planning Director, stated she had nothing to report.

[5:32:13 PM](#)

Housing Issues in the City -The Planning Commission will receive a briefing from the Housing and Neighborhood Development Division regarding housing issues in the city and the upcoming Housing Plan.

Mr. Mike Akerlow, Director of Salt Lake Housing and Neighborhood Development, reviewed the population, housing stock and income levels for Salt Lake City. He discussed the City programs such as 5000 Doors, the Homeless Services 6 Point Strategy, the HUD Consolidated Plan, the Housing Rehabilitation Program, First Time Home Buyer program, The SLC Housing Trust Fund and the Citywide Housing Plan.

The Commission and Mr. Akerlow discussed the following:

- What portion of the city was being referred to as the Westside.
 - Anything west of I-15.
- The protected classes such as marital status, nationality, and religion.
- If the household income information included student income.
- The average household size in Salt Lake City.
 - Various sizes of household are included in the study.
 - The average US household size is four people but is decreasing.
- If the number of homeless listed in the study included homeless youth.
 - Includes anyone that the volunteers find out on the street or in a shelter.
- The City's involvement in the State Street Plaza project and the status of the project.
- Salt Lake's response to homelessness relative to the surrounding counties.
 - The majority of services are based in Salt Lake.
 - The County has been working with the City to better understand how to address homelessness in Salt Lake.
 - More cities need to be involved and take care of the homeless in their areas.
 - Develop housing and designate some of those houses as low income therefore the homeless would be spread out through the communities.
- Are there plans to help build homes on smaller lots allowing people to increase the density and updating Master Plans to reflect this change.
 - The Accessory Dwelling Unit ordinance was being addressed to allow more density.
 - The TSA zoning was also helping to add to density in the city.
- What was being done to increase handicap accessible housing in the city.
- Early intervention and early childhood education was essential to break the chain of poverty.
- The Commission's role in the City's Housing Plan.
- The opportunities for families to live in the city.
- Finding affordable housing in the city was a struggle for families.
- Maintaining the number of families that are currently in the city was an important part of the plan.

- Changing transportation cost and accessibility to promote family housing.
- The history of housing in Salt Lake City.

The Commission and Staff discussed the importance of various City Departments presenting plans to the Commission informing the Commission of the role of the Departments and the involvement of the Commission in the development of the city.

[6:13:16 PM](#)

[Under Current Social Club Conditional Use at approximately 270 S 300 East](#) - A request by Under Current Club Inc, LLC for approval from the City to open a social club that is less than 2,500 sq. ft. in floor area at the above listed address. The club is to be part of the renovated 3rd & Broadway development. Currently the land is used for a restaurant and vacant retail spaces and the property is zoned RMU, Residential Mixed Use. 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: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com.) Case number PLNPCM2015-00230

Mr. Everett Joyce, 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.

Mr. Joel LaSalle, Under Current Club, stated the Staff Report covered the purpose of the petition, this was not a social club, it would be an oyster bar with alcohol services.

PUBLIC HEARING [6:19:59 PM](#)

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

MOTION [6:20:30 PM](#)

Commissioner Gallegos stated based on the findings listed in the Staff Report, public testimony, and discussion by the Planning Commission, he moved that the Planning Commission approve PLNPCM2015-00230, Under Current Social Club as proposed and subject to complying with all applicable regulations. Commissioner Drown seconded the motion. The motion passed unanimously.

[6:21:24 PM](#)

[Ken Garff Planned Development at approximately 525 South State Street](#) - A Request by Curtis Miner for a planned development to create a unified auto dealership complex with multiple automobile showrooms, cross access easements for the entire site and includes a request for modification to the landscaping and signage requirements of the zoning ordinance. The proposed site is located in the D-2 Downtown District and is within Council District 4, represented by Luke Garrott.

(Staff contact: Doug Dansie at (801) 535-6182 or doug.dansie@slcgov.com.) Case number PLNSUB2014-00522

Mr. Doug Dansie, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was requesting that the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:

- The existing trees and new trees as outlined on the site plan showing.
- The number of trees proposed to be installed and what was required by the ordinance.
- Who had purview over the required number of street trees.
- The proposal from Mr. Ken Brown for the sign overlay district and if it was something that should be considered.
 - The proposal was meant to be for businesses such as Energy Solutions.

Mr. Curtis Miner, applicant, reviewed the difficulty with the site when improvements were made. He reviewed the history of the site, consolidating the lots and the effect consolidation had on the signage for the property. Mr. Miner discussed the signage and landscaping request in the proposal.

The Commission, Staff and Applicant discussed the following:

- If Garff would be willing to add trees to other areas on site.
- If the tree requirement was a city wide ordinance.
 - Yes it was a city wide ordinance subject to UDOT approval on State roads.

PUBLIC HEARING [6:35:40 PM](#)

Chairperson Ruttinger opened the Public Hearing.

The following individual spoke in opposition of the petition: Mr. James Chapman.

The following comments were made:

- Should not reduce the number of trees because the trees help reduce air pollution.
- The established trees are valuable and very important.
- One great big car lot was not walkable planning.
- Should have a public hearing because changes were made to the plan.

Chairperson Ruttinger closed the Public Hearing.

The Commission and Staff discussed the following:

- If trees were being removed from the site.
 - Trees were not being removed from the site.
 - The issue was the number of trees on 5th South and 2nd East.
- The Public Way improvements effected new construction not remodeling a property.

- The number of trees that should be required along State Street.
- The Commission's role in allowing trees to be removed.
- When the Commission's decision could trump the ordinance and Urban Forester.
- The discussions Staff had with the Urban Forester.
- The interior trees on the site plan.
- If trees would be removed along the street.
 - The existing street trees would remain as is and the new street trees would be as outlined in the proposal.
- Seemed like the proposal was for the greater good and would help with future costs to the City and the Applicant.
- Would be great to have the remaining balance of the trees planted on the interior of the lot.
- Street trees promote walkability, the spacing and final count should be left to the Urban Forester.
- The proposal would not affect the street parking along 5th South.
- The language for the first condition of approval, as listed in the proposal, and if it was actually necessary.
- The need for a finding as to why it would be okay to approve the reduced number of street trees for the property.

MOTION [6:55:12 PM](#)

Commissioner Dean stated regarding PLNPCM2014-00522, Ken Garff Planned Development, she moved that the Planning Commission approve the proposal subject to complying with all applicable regulations conditions 2-7 as listed in the Staff Report and not requiring the condition number one. Commissioners Taylor and Fife seconded the motion. The motion passed unanimously.

[6:56:41 PM](#)

Commissioner Guilkey stated he would be recusing himself from the next discussion.

The Commissioners and Staff discussed the issues behind Commissioner Guilkey needing to recuse himself.

[9+9 Mixed Use Project Appeal](#) - The Salt Lake City Appeals Hearing Officer, Mary Woodhead has reversed the Planning Commission's decision of February 11, 2015 and remanded the case back to the Planning Commission for further proceedings. The Planning Commission will review the existing record on the matter and may make a decision that is consistent with the Appeals Hearing Officer's direction and decision. A public hearing will not be held on this matter and comment is limited to the Planning Commission and staff. The public is welcome to attend and watch the discussion. The original petition number being appealed is PLNPCM2014-00890. The subject property is located in the CB (Community Business) zoning district and is located in Council District #5, represented by Erin

Mendenhall. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com.) Case number PLNAPP2015-00101

Ms. Maryann Pickering, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff was requesting that the Planning Commission approve the petition as presented.

Mr. Norris reviewed the information included in the Staff Report and the draft verbatim minutes. He reviewed the information the Commission could consider to make the final decision.

The Commission and Staff discussed the following:

- The proposal met the standards in the ordinance and the only issue was the size.
- The reasoning for the Site Design Review process.
- The language in the Central Community Master Plan that discussed the importance of respecting the fabric and charter of the neighborhood.
- Why the mass of the building was an issue and how it did not fit with the Master Plan.
- How the building fit with the streetscapes of the area and where there things that the Commission could change to reduce the perceived size of the building.
- The comparison of the different block faces in the area.
- The issues the Commission could address such as façade, setbacks and green space.
- If requiring larger setbacks on Lincoln Street would be allowed.
 - If it could be tied to a standard then it could be a condition of approval.
- The view of the property from the west.
- The massing of other buildings in the area.
- The rear setbacks and landscape buffer.
- The square footage of the vet clinic versus the square footage of the proposal.
- The lack of a pedestrian amenity along the street.
- The layout, entrances, facades, elevations and parking for the building
- Could help to have retail on the corner addressing the pedestrian access to the corner.
- Ways to liven up the corner such as benches.
- Mirroring existing landscaping to better help the building fit with the area.

MOTION [7:36:16 PM](#)

Commissioner Gallegos stated based on the information in the Staff report the original Staff report dated February 11, 2015, he moved that the Planning Commission approve this request on the 9th and 9th Mixed Use Conditional Building and Site Design Review PLNPCM2014-00890 to allow development with the first floor footage in excess of 15,000 square feet and the over maximum square footage of 20,000 square feet. Commissioner Taylor seconded the motion. Commissioners Dean, Drown and Fife voted “nay”. Commissioners Hoskins, Taylor, Gallegos and Ruttinger voted “aye”. The motion passed 4-3.

The meeting adjourned at [7:38:36 PM](#)