

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**Room 126 of the City & County Building**  
**451 South State Street, Salt Lake City, Utah**  
**Wednesday, June 10, 2015**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:35:47 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

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

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Michaela Oktay, Planning Manager; 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: Michael Fife, James Guilkey and Marie Taylor along with a Utah Heritage Foundation docent Kathryn Nelson.

The following site were visited

- **City and County Building** – Some Commissioners took a tour of the City and County Building.

**APPROVAL OF THE MINUTES FROM THE MAY 27, 2015, MEETING.** [5:38:33 PM](#)

**MOTION** [5:38:37 PM](#)

**Commissioner Taylor moved to approve the May 27, 2015. Commissioner Drown seconded the motion. The motion passed unanimously. Commissioner Fife abstained as he was not present at the subject meeting.**

**REPORT OF THE CHAIR AND VICE CHAIR** [5:35:50 PM](#)

Vice Chairperson Guilkey stated he had nothing to report.

**REPORT OF THE DIRECTOR** [5:35:51 PM](#)

Ms. Michaela Oktay, Planning Manager, reviewed the summer tour schedule for the City and County building, every Monday at 12:00 pm and 1:00 pm the Utah Heritage Foundation provides a one hour tour of the building. This will be the case June through August. Anyone is welcome to attend; the meeting point is the second floor security desk.

Ms. Cheri Coffey, Assistant Planning Director, stated there would not be a meeting on June 24, and the next meetings would be July 8 and July 29.

The Commission and Ms. Coffey discussed Commission appointments and that all Commissioners could continue to serve until they were officially reappointed or a replacement was appointed.

**Bishop Place Planned Development Approval Time Extension - A time extension is requested by the Applicant of the previously approved Bishop Place Planned Development. The project was originally approved on June 25, 2014. The location of the project is approximately 432 N 300 West. The subject property is within Council District #3, represented by Stan Penfold. (Staff contact: Daniel Echeverria at (801) 535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com).) Case number PLNSUB2014-00020**

Ms. Cheri Coffey, Assistant Planning Director, reviewed the time extension request for the Bishop Place Planned Development as outlined in the Staff Report (located in the case file) She stated Staff was recommending the Planning Commission grant the time extension as requested.

**MOTION [5:40:25 PM](#)**

**Commissioner Fife stated regarding the Bishop Place Planned Development, he moved that the Planning Commission approve the time extension request. Commissioner Drown seconded the motion. The motion passed unanimously.**

**[5:40:53 PM](#)**

**SAL Davinci Wireless Antennas Conditional Use at approximately 660 South 300 East - A request by Mr. Dakota Hawks representing Technology Associates, to install roof mounted wireless antennas on an existing multi-family structure located at the address listed above and zoned RMF-75 (High Density Multi-Family Residential) District. Roof mounted wireless antennas are a Conditional Use in the zoning district. The subject property is located in Council District 4 represented by Luke Garrett. (Staff contact: John Anderson at (801)535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com) ). Case number PLNPCM2015-00244**

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

The Commission and Staff discussed the following:

- Options to deny the petition.
  - The Commission would have to find that there was no way to mitigate the impacts and could make findings contrary to the federal regulations of the Telecommunications Act of 1996.
- How the federal regulations came about.
  - Staff did not have the details but Congress and the FCC determined this was not an issue regulated by City governments.

Mr. Nefi Garcia, Technology Associates, reviewed the proposal and asked the Commission to grant the approval.

**PUBLIC HEARING [5:45:06 PM](#)**

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

The Commission and Staff discussed the following:

- Why these types of petitions cannot be approved administratively.
  - The ordinance requires some Conditional Uses in residential zones to be reviewed and approved through the Planning Commission.
  - Antenna towers are required to adhere to the zoning standards.
- Proposal was not worsening the existing situation, it was a tall building and the location was appropriate, and there really was nothing to mitigate.
- If the tenants of the building were notified of the proposal.
  - They are sent a notice and the contractor would have negotiated a contract with the property/building owner before asking for approval.

**MOTION [5:48:09 PM](#)**

**Commissioner Fife stated regarding PLNPCM2015-00244, Sal Divinci Rooftop Wireless Antennas Conditional Use, based on the information in the Staff Report, potential for public comment to be provided and discussion, he moved that the Planning Commission approve the petition subject to the two conditions listed in the Staff Report. Commissioner Hoskins seconded the motion. Commissioners Drown, Fife, Hoskins and Dean voted “aye”. Commissioner Taylor voted “nay”. The motion passed 4-1.**

**[5:49:09 PM](#)**

**Business Park Zoning Amendment - A request by FARB Airport Land, LLC and other adjacent property owners to modify the minimum open space requirement for the Business Park Zoning District (Section 21A.32.030). The proposed change would reduce the minimum open space requirement from 30% to 15% for properties that are larger than three acres in size. Related provisions of Title 21A may also be modified as part of this request. (Staff contact: Maryann Pickering at (801)535-7660 or [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)). Case number PLNPCM2015-00159**

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

The Commission and Staff discussed the following:

- How to address the landscaping/open space on lots adjacent to residential properties.
- The different types of zoning that required thirty percent open space/ landscaping.
  - Most all of the Commercial Zones require thirty percent open space/landscaping.
- The minimum percentage, in all the zones, allowed for open space.
- The motivation for changing the zoning. The applicant was not present.
- The required landscape buffers for the BP Zoning that would be included in the thirty percent proposal.

**PUBLIC HEARING [5:55:37 PM](#)**

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

The Commission discussed the following:

- Why different landscape requirements, for different sized lots, were being requested.
- More critical to decipher between residential and commercial neighbors than size.
  - Intent was to protect the residential areas by adding the tiered approach
- The overall percentage of landscaping that would be required when setbacks were applied.
- Requiring all lots, regardless of size, to have the fifteen percent landscaping requirement.

**MOTION [6:02:09 PM](#)**

**Commissioner Dean stated regarding PLNPCM2015-00159 Zoning Text Amendment for Business Park Districts, based on the findings in the staff report and the discussion between the Commissioners and Staff, she moved that the Planning Commission transmit a positive recommendation to the City Council with the modification being that open space requirement be modified from thirty percent to fifteen percent across the board. Commissioner Taylor seconded the motion. The motion passed unanimously.**

**The meeting adjourned at [6:03:17 PM](#)**