

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, July 29, 2015

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:02 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 Jamie Bowen, Angela Dean, Emily Drown, Michael Fife,Carolynn Hoskins and Andres Paredes. Commissioner Matt Lyon was excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Michaela Oktay, Planning Manager; Michael Maloy, Senior Planner; Wayne Mills, Senior Planner; Tracy Tran, Principal Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

FIELD TRIP

Field trip was held prior to the work session. Planning Commissioners present were: Michael Fife, Michael Gallegos, Carolynn Hoskins, Andres Paredes and Clark Ruttinger. Staff members in attendance were Nora Shepard, Michaela Oktay and Michael Maloy.

The following site were visited

- **West Temple Zoning Reevaluation** – Staff gave an overview of the project and the zoning for the area

APPROVAL OF THE MINUTES FROM THE JULY 8, 2015, MEETING. [5:30:44 PM](#)
MOTION [5:30:53 PM](#)

Commissioner Guilkey moved to approve the minutes from July 8, 2015. Commissioner Dean seconded the motion. The motion passed unanimously.

Commissioner Drown and Gallegos abstained as they were not present at the subject meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:23 PM](#)

Chairperson Ruttinger stated he had nothing to report.

Vice Chairperson Guilkey stated he had nothing to report.

REPORT OF THE DIRECTOR [5:31:30 PM](#)

Ms. Nora Shepard, Planning Director, reviewed the Council's discussion on the RMU petition, the West Side rezone schedule and welcomed the new Commissioners. She stated more Commissioners may be coming in the near future. Ms. Shepard reviewed the Northwest Quadrant plan and the open house scheduled for August 1.3 at the Sorenson

Unity Center and the retirement party for Everett Joyce. Ms. Shepard stated the Salt City Plaza (154 W. 600 South and 179 W. 500 South) Planned Development had been withdrawn from the agenda as it was currently under construction. She reviewed the Parking Study being conducted by the Transportation Division and that it would be a continued effort as the project progressed.

BRIEFING [5:34:37 PM](#)

The Salt Lake City Transportation Division is conducting a parking study of the Downtown and Sugar House areas. The Consultant team from Nelson Nygaard would like to take the opportunity to brief the Planning Commission on observations and conditions they have observed thus far.

Ms. Robin Hutchinson, Transportation Director, gave an overview of the purpose for the study and the individuals working on the study.

Mr. Chris Jones, Nelson Nygaard, introduced the team members and turned the time over to Jeff Tublin for a presentation.

Mr. Jeff Tublin reviewed the study process, the goals for parking in the city and the purpose of the Parking Study. He reviewed the importance, cost and the impact of parking. Mr. Tublin reviewed the study results regarding the amount of parking in the city and how those spaces are used.

The Commission and Applicant discussed the following:

- The amount of privately owned parking versus actual public parking in the study.
 - The vast majority of parking was privately owned in Sugarhouse and a fifty-fifty split in Downtown.
- The utilization of the public parking lots.
 - Most of the public parking downtown is on-street parking and was the highest demand.
- Places in the city where more parking would be required to offset the private lot spaces.
 - The issue was not the amount of parking but the management of the existing parking.
- How other cities mitigated parking issues.
- The technology to identify where parking is and the cost for that parking.
- Places where less parking would be beneficial and how to regulate it.
- Consolidating parking in the city and better management of parking.
- The time frame to address the current parking issues.
- Parking is a critical factor for Salt Lake City.
- Ways to help mitigate parking adjacent to residential areas.
- If the study was included in the parking ordinance changes.
- How charging stations would be integrated into the plan.

[6:17:59 PM](#)

Amendments to the Zoning Ordinance Related to Alcohol Regulations - A request by Mayor Ralph Becker to amend zoning regulations related to establishments that manufacture and sell beer. In recent years there has been an increase in smaller scale craft breweries who also sell their product on-site. The proposed amendments to the Zoning Ordinance relate to how these types of establishments are defined and where they can be located. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Wayne Mills at (801)535-7282 or wayne.mills@slcgov.com.) Case Number PLNPCM2015-00151

Mr. Wayne Mills, 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 forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The amount of alcohol that could be brewed at one time and the length of time it took to brew said amount of alcohol.
- Where the new definition would be placed in the proposal.

PUBLIC HEARING [6:27:07 PM](#)

Chairperson Ruttinger opened the Public Hearing.

Mr. Steve Barth, Wasatch and Squatters Cooperative, stated they were supportive of the petition and thanked Staff for their work.

Mr. Steve Tobias, Real-estate, stated he supports the petition and the fact that the city was working to allow these types of business in different zones.

Mr. Phil Hankey, Utah Brewers Guild, stated he supported the petition and it was great proposal for the industry. He reviewed the amount of alcohol that could be brewed in one day under the current ordinance.

Mr. Tim Dewire stated he was involved in a business that wanted to open a bar without a restaurant, which was not allowed in the current ordinance but was allowed under the State Code. He stated they were hoping to be allowed to run a street facing bar in the city and be associated with a brewery without the requirement of food sales.

The Commission and Mr. Hankey discussed the following:

- The operations of a small brewery and if product could be sold to the public.
 - A small brewery could sell to the public if they had the appropriate licenses.
- What amount of product could be sold to the public at small breweries.
- How the businesses do or do not activate streets.

Chairperson Ruttinger closed the Public Hearing.

The Commission and Staff discussed the following:

- The number of alcohol establishments allowed on a street face.

- If the TSA zone supported the proposed zoning.
 - Staff stated the TSA currently allowed breweries but it would be subject to the design regulations of the TSA code.
- Zoning where breweries could and would be allowed.
- How to address the new definition in the motion.
- If the change in the definition would affect the existing establishments.
 - It would not change the current businesses but would allow for more of brewery uses in the city.
- If alcohol was allowed to be consumed on the premises at breweries.

MOTION [6:39:41 PM](#)

Commissioner Drown stated regarding PLNPCM2015-00151 Breweries and Brew Pub Zoning Ordinance Text Amendments, based on the findings in the Staff Report, testimony and plans presented, she moved that Planning Commission transmit a positive recommendation to the City Council to adopt the proposed zoning ordinance text amendments for the exemption of the definition of brew pub and to be replaced by the memo dated July 29, 2015. Commissioner Gallegos seconded the motion. The motion passed unanimously.

[6:40:53 PM](#)

Amendments to the Zoning Ordinance related to Electric Vehicle Charging Station - A request by Mayor Ralph Becker to modify the electric vehicle parking ordinance, which requires parking for electric vehicles for some types of development throughout the City. The amendment will affect section 21A.44.050 of the zoning ordinance. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com.) Case Number PLNPCM2015-00148

Ms. Tracy Tran, 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:

- If charging stations had been added to LEED Requirements and if the stations qualify for LEED points
 - Was not taken into consideration as part of the recommendation but could be reviewed.
- If it would actually benefit the city to require stations at businesses.
- The CO count that was really being saved by electric vehicles.
- The particulates emitted by electric cars
- The potential increase in electric car use.
- If the city could help with installation cost and offering incentives on parking requirements.
 - There are national groups that help with installation costs.

- The petition was a sustainability proposal for the future and would be a benefit to the city.
- It would benefit large residential areas to have the charging units.
- Should lessen the overall number of units required in retail and large developments.
- Allow for the infrastructure to be installed and not require the full station.
 - Infrastructure was as simple as an additional electrical outlet.
- Let the market determine the need for fast charge stations.
- When the ordinance was originally published.
 - In 2013.
 - Two years was not long enough to determine if the ordinance was working for the city.
- Other cities that have similar ordinances.
- Who paid for the electricity.
 - The developer would determine if patrons paid or if it was available for free.
- If the petition should be tabled and brought back with the proposed changes.

PUBLIC HEARING [6:59:34 PM](#)

Chairperson Ruttinger opened the Public Hearing.

Mr. Robert Comstock stated someone needed to answer the question about the amount of pollution generated by the regular cars versus electric cars and there was a scientific way to do so. He stated the city needed to determine if the electric cars were reducing the pollution, he believed they were but the answer should be clear. Mr. Comstock stated there was only one charger at Salt Lake County business center that he knew of and would the existing units be grandfathered in.

Mr. Steve Barth stated there are spec buildings on the west side that may be negatively affected by the requirements in the proposal and it was a little pricey to install the units.

Chairperson Ruttinger stated the Public Hearing would remain open.

The Commission and Staff discussed the following:

- The proposal was only a piece of the puzzle and finding a balance was tricky.
- Should base the required number of EV units on the parking requirements
- Might help lessen the number of stalls constructed if the number of required EV units was based on the number of stalls provided.
 - The data provided shows that the existing EV stalls are underused or not used at all.
- Data on who would be required to install the stations and the usage rates for the existing stations.
- The cost and requirements of the different stations.
- The direction the Commission would like Staff to go in and the research they would like Staff to conduct before returning with the petition.
 - What developments the proposal has impacted.

- Usage of the existing units.
- Location of the units, do not need to be nearest to the door.
- Should be required to follow the general parking requirement.
- Requirements for retail and business should be split out as per types of business or areas of the city.
- The actual cost of the three levels of installation.
- The potential growth in electric vehicle use.
- If the number of outlets for these vehicles going to keep pace with the number of vehicles.
- Require the developer to, at minimum, install the conduit for the units with final installation at a later date.
- If EV stalls qualify for LEED points or a different LEED certification.
- Different requirements for different businesses and not consider public parking as part of the proposal.
- Attachment A regarding public health and reducing pollution and the impact of an electric vehicle on that.
- Break the requirements out by use.
- Reasons why businesses are installing the units and if there was enough market incentive to drive it forward on its own.
- If there were incentives to increase the level of charging stations but a fifty percent reduction was too high.
- Staff clarified that the Commission was looking for further information and not saying what their recommendation would be at this point.
 - That was correct.

MOTION [7:20:57 PM](#)

Commissioner Dean stated regarding PLNPCM2015-00148, Electric Vehicle Charging Station Requirements, based on the discussion and the information provided, she moved the Planning Commission table the petition and continue the Public Hearing to a future meeting. Commissioner Drown seconded the motion. The motion passed unanimously.

[7:21:58 PM](#)

West Temple Zoning Reevaluation - The Salt Lake City Council proposes to rezone approximately 155 parcels within the boundaries of 1300 South to 2100 South, and TRAX (200 West) to Main Street. The petition proposes to rezone parcels from RMF-35 Moderate Density Multi-Family Residential District to R-1/5,000 Single-Family Residential District. This type of zoning map amendment also requires a master plan amendment. The subject properties are within Council District 5, represented by Erin Mendenhall. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.)

- a. **Master Plan Amendment - In order to facilitate the proposed zoning amendment the Central Community Future Land Use Map needs to classify the subject properties as Low Density Residential. Case number PLNPCM2013-00900**

b. Zoning Map Amendment - In order to rezone the selected parcels from RMF-35 Moderate Density Multi-Family Residential District to R-1/5,000 Single-Family Residential District or a similar low density district, an amendment to the Salt Lake City Zoning Map is required. Case number PLNPCM2013-00899

Mr. Michael Maloy, 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 forward a positive recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The multifamily properties that would be affected by the proposal.

PUBLIC HEARING [7:41:36 PM](#)

Chairperson Ruttinger opened the Public Hearing.

Mr. Bill Davis, Community Council Chair, reviewed the history of the proposal and stated the residents supported the proposal. He stated if the area were to be up zoned there would be overwhelming opposition. Mr. Davis reviewed the goal of the Community Council and that they are working with the business district to improve the area.

Mr. Robert Comstock stated the neighborhood was a very proud working class neighborhood. He reviewed the history of the neighborhood and that they would like to keep the existing ideals. He stated the proposal would send a message to the neighbors that they were just as important as the east side residents.

Ms. Tracy McDonald stated she was proud of the neighborhood and they work hard for what they have. She stated that she wanted to make sure huge developments did not take over the neighborhood and the single family homes were recognized and protected. Ms. McDonald reviewed the importance of improving and preserving the area.

Ms. Lauren Carpenter stated a lot of the people living in the neighborhood are younger individuals working to revitalize the area. She stated it was important to protect the neighborhood and it was amazing to see the amount of development happening in the area.

The Commission and Mr. Davis discussed the following

- If the townhomes on Merrimack were problematic to the proposal.
 - No the objective was to preserve as many of the current single family homes as possible but the existing multifamily units were not an issue.

Chairperson Ruttinger closed the Public Hearing.

The Commissioners expressed their support of the proposal and stated it reflected the wishes of the community.

MOTION [7:57:18 PM](#)

Commissioner Guilkey stated regarding PLNPCM2013-00900 West Temple Master Plan Amendment and PLNPCM2013-00899 West Temple Zoning Map Amendment, based on the information in the Staff Report, and comments received, he moved the Planning Commission forward a recommendation of approval to the City Council for the proposed Master Plan and Zoning Map Amendments. Commissioner Gallegos seconded the motion. The motion passed unanimously.

The meeting adjourned at [7:58:28 PM](#)