

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, August 12, 2015

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:11 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 Emily Drown, Michael Fife,Carolynn Hoskins, Andres Paredes and Jamie Bowen. Commissioner Angela Dean, Michael Gallegos and Matt Lyon were excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Nick Norris, Planning Manager; John Anderson, Senior Planner; Michael Maloy. Senior Planner; Jonathan Goates, Principal Planner; Chris Lee, 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, Carolynn Hoskins, Andres Paredes and Clark Ruttinger. Staff members in attendance were Nick Norris, John Anderson and Michael Maloy.

The following site were visited:

- **1226 South 1100 East** – Staff gave an overview of the project. The Commissioners asked if the vehicles would be sold from the property. Staff stated vehicles would not be sold on the property.
- **269-275 South Glendale Street**- Staff gave an overview of the project.

APPROVAL OF THE MINUTES FROM THE JULY 29, 2015, MEETING. [6:29:43 PM](#)
MOTION [6:29:45 PM](#)

Commissioner Fife moved to approve the July 29, 2015. Commissioner Hoskins seconded the motion. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:22 PM](#)

Chairperson Ruttinger reviewed the new order of the meeting agenda.

REPORT OF THE DIRECTOR [5:31:52 PM](#)

Ms. Nora Shepard, Planning Director, reviewed the projects the Planning Division was working on and the agendas for the upcoming Commission meetings. She reviewed the Councils request to review temporary zoning provisions directing Planning Staff to make changes to the CB zone and the time table for that project.

Mr. Nick Norris, Planning Manager, reviewed the status of the Northwest Quadrant Master Plan and the time table for the project. He stated there was an Open House for the Master Plan on August 13, at the Sorensen Unity Center. Mr. Norris reviewed the potential prison relocation and if Commissioners were interested in touring the Northwest Quadrant prior to the next Planning Commission meeting outside of the normal field trip.

Ms. Shepard stated the outreach Staff has been doing on the project was phenomenal.

The Commission and Staff discussed the effects the prison relocation would have on the area and Master Plan. They discussed the contribution the Planning Commission could make to the Northwest Master Plan and the design of the new prison. Staff stated the design would not fall under the City's jurisdiction and reviewed the potential actions the City was taking regarding the prison relocation.

Mr. Norris reviewed the history of a Master Plan for the area. He reviewed the land uses and the importance of the businesses in the Northwest Quadrant.

[5:38:33 PM](#)

21st and 21st Small Area Master Plan - The Planning Staff will provide the Planning Commission an update on the 21st and 21st Small Area Master Plan. The project includes an area stretching along 2100 South from approximately 2000 East to 2300 East. The small area master plan will address the characteristics of the future development of this neighborhood. The goal of this plan is to create an improved and beautified business district that is a unique destination but still remains compatible in scale with nearby neighborhoods. The plan will establish guidelines for private development, public spaces such as sidewalks, park strips and streets. The plan is currently finishing up the data gathering stage and is moving towards scenario development. (Staff contact John Anderson (801) 535-7214 or john.anderson@slcgov.com)

Mr. John Anderson, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was asking the Planning Commission for direction and input on the petition.

The Commission and Staff discussed the following:

- How to balance housing options in this project along with current City Master Plans.
- The reaction of the public to the different housing options for the area.
- The design and use of the mixed use developments.
- Proposed height and use in the area.
- If parking would be an issue with retail uses.
 - Parking was always an issue and everything would be done to help accommodate parking as best as possible.
- Transportation issues in the area.

Mr. Norris reviewed the timeline and next steps for the project.

Mr. Paul Nielson reviewed the quorum issue and the options for the Commission.

The Commission discussed their options for continuing the meeting.

[6:01:13 PM](#)

The Commission took a break.

[6:29:37 PM](#)

Commissioner Drown arrived for the meeting.

[6:30:09 PM](#)

Sprint Equipment Upgrade at approximately 1226 South 1100 East - A request by Mr. Rock Schutjer representing Rage Development, to install 3 additional utility mounted wireless antennas in excess of 30 inches in width on an existing utility pole located in the park strip at the above listed address, which is located in the CN Neighborhood Commercial District. The existing pole currently has 3 wireless antennas. Utility pole mounted wireless antennas that are more than 30 inches in diameter are a Conditional Use in the zoning district. The subject property is located in Council District 5 represented by Erin Mendenhall. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com.) Case number PLNPCM2015-00478

Mr. John Anderson, Senior 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.

Mr. Rock Schutjer, Rage Development, explained the purpose of the antenna and stated existing power polls are used whenever possible.

PUBLIC HEARING [6:32:34 PM](#)

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

MOTION [6:34:10 PM](#)

Commissioner Fife stated regarding PLNPCM2015-00478 Sprint Equipment Upgrade Wireless Antennas Conditional Use, based on the findings listed in the Staff Report, the comment received and discussion; he moved that the Planning Commission approve the petition subject to the two conditions listed in the Staff Report. Commissioner Drown seconded the motion. The motion passed unanimously.

[6:34:49 PM](#)

Camper Reparadise Conditional Use at approximately 269 - 275 South Glendale Street - Kevin Dwyer is requesting approval from the City to operate a minor auto

repair business at the above listed address. The property had been used as a warehouse and is zoned CN Neighborhood Commercial District. This type of project must be reviewed as a Conditional Use. The subject property is within Council District 2, represented by Kyle LaMalfa. (Staff contact: Michael Maloy at (801) 535-7118 or michael.maloy@slcgov.com.) Case number PLNPCM2015-00284

Mr. Michael Maloy, Senior 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.

Mr. Brandon Zenniger, Business Owner, reviewed the business and stated it was a small niche market that was getting national attention.

The Commission and Applicant discussed the following:

- The materials that were being used to repair the vehicles.
 - Wood and aluminum.
- The processes for restoring the trailers.
- The pending business license.
- If there were any chemicals being stored or used on the property.
 - No chemicals were being stored or used.
 - This was not a parts store so traffic would be minimal.
- All materials that can be recycled are and are picked up weekly.

PUBLIC HEARING [6:45:52 PM](#)

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

MOTION [6:46:16 PM](#)

Commissioner Parades stated regarding PLNPCM2015-00284 Camper Reparadise, based on the information contained within the Staff Report, and public testimony received, he moved the Planning Commission approve conditional use petition PLNPCM2015-00284 for a minor automobile repair business at 269-275 S Glendale Street subject to conditions one through five in the Staff Report. Commissioner Fife seconded the motion. The motion passed unanimously.

[6:48:08 PM](#)

Commissioner Guilkey arrived for the meeting.

[6:47:26 PM](#)

Unit Legalization Zoning Text Amendment - The Salt Lake City Council is requesting a zoning text amendment that would create a process to recognize dwelling units that have existed prior to 1995 but have never been officially recognized by the City. The City had a unit legalization process up to 2013 that was allowed to expire. The proposal would reestablish the unit legalization process and modify specific regulations of that previous unit legalization process. The Planning Commission is

required to transmit a recommendation to the City Council for zoning text amendment requests. This proposal would apply citywide. Related provisions of Title 21A may also be modified as part of this petition. (Staff contact: Chris Lee at (801) 535-7706 or chris.lee@slcgov.com.) Case number PLNPCM2015-00142

Mr. Chris Lee, 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 forward a positive recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The reasoning behind the using 1995 as a cutoff date.
 - It was when the major part of the zoning in the city was changed.
- The zoning regulations prior to 1995.
- Permits were not as clear in 1995 or prior to 1995 as they are today.
- The percentage of existing units that would not be able to prove they existed prior to 1995 and how to address them.
- Why the City wanted the accessory units to be legalized.
 - To ensure the safety of the residence.
 - To uphold the current zoning.
- If the City was actively checking on the existence of the illegal units.
 - The City is not actively looking for illegal units. Some of the units are identified through enforcement or when the owners are registering the units they find out the units are not legal.
- Situations where an illegal unit exists that came about after 1995 but the zoning would have allowed it.
 - Staff researches the dates of use for the units and 1995 has always been the demarcation date.
- How a unit would become a legal non-conforming use.
- The approval process.
- Twenty years was a long time to have to prove a unit existed.

PUBLIC HEARING [7:01:04 PM](#)

Chairperson Ruttinger opened the Public Hearing.

The following individuals spoke to the petition: Mr. Robert Comstock and Ms. Marie Taylor
The following comments were made:

- There are conflicting statements in the Staff Report.
- The intent of the ordinance was to make it easier on the home owners not harder.
- If enforcement activity not related to the unit should not be held against the property.
- The Board of Adjustment used to review variances but it was dissolved.
- There should be a process to allow units that do not fit the criteria to be approved.

Chairperson Ruttinger closed the Public Hearing.

The Commission and Staff discussed the following:

- The appeal process for these types of petitions.
- The Board of Adjustment never had the authority to approve variances for Special Exceptions in unit legalizations.
- The standards were changed in response to the public's input and concerns over the ordinance.
- Why the 1995 date was preferred versus a more recent date.
- How many units were turned down because they were not established before 1995.
- How enforcement issues affected the approval process.
- The intent of the proposal.
- What happened to units that could not meet the standards.

MOTION [7:24:34 PM](#)

Commissioner Fife stated regarding PLNPCM2015-00142 Unit Legalization Text Amendment based on the findings in the Staff Report, public input and discussion, he moved to transmit a favorable recommendation to the City Council regarding this petition reinstating unit legalization. Commissioner Bowen seconded the motion. The motion passed unanimously.

[7:25:16 PM](#)

Off Street Parking Ordinance - A request by the Planning Commission to make changes to the minimum off street parking requirements in Title 21A.44 Off Street Parking, Mobility and Loading. The changes include raising the minimum of 1/2 stall per residential dwelling for mixed use projects in the CN, CB, R-MU-35 and R-MU-45 zoning districts, lifting the maximum parking for manufacturing districts west of Redwood Road, adjusting the maximum parking requirement for Travel Demand Management incentives, and some clarification and reformatting of the ordinance language. Other related sections of Title 21A may also be modified as part of this request. The changes would apply to the affected zoning districts and citywide. (Staff contact: J.P. Goates at (801) 535-7236 or jonathan.goates@slcgov.com.) Case number PLNPCM2015-000430

Mr. Jonathan Goates, 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 forward a positive recommendation to the City Council regarding the petition.

Ms. Shepard reviewed the reasoning behind the changes and making better for the public.

The Commission thanked Staff for reviewing the ordinance.

PUBLIC HEARING [7:30:44 PM](#)

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

MOTION [7:31:03 PM](#)

Commissioner Guilkey stated regarding PLNPCM2015-00430 Off Street Parking Ordinance Text Changes, based on the findings in the Staff Report, public input, and further discussion, he moved to transmit a favorable recommendation to the City Council to adopt proposed text amendments to the parking standards in Title 21A.44 with changes one through four as listed in the Staff Report. Commissioner Drown seconded the motion. The motion passed unanimously

The meeting adjourned at [7:32:02 PM](#)