

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, December 14, 2016

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:29:40 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson Matt Lyon, Vice Chairperson Carolynn Hoskins; Commissioners Maurine Bachman, Weston Clark, Ivis Garcia, Clark Ruttinger and Sara Urquhart. Commissioner Emily Drown and Andres Paredes were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Manager; Michaela Oktay, Planning Manager; John Anderson, Senior Planner; Chris Lee, Associate Planner; Lauren Parisi, Associate Planner; Michelle Poland, Administrative Secretary and Paul Nielson, City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Ivis Garcia, Carolyn Hoskins and Clark Ruttinger. Staff members in attendance were Michaela Oktay and Nick Norris.

The following sites were visited:

- **1611 S. 1600 E** - Staff gave an overview of the proposal.

[5:30:01 PM](#)

APPROVAL OF THE NOVEMBER 30, 2016 AND DECEMBER 1, 2016, MEETING MINUTES.

MOTION [5:30:22 PM](#)

Commissioner Clark moved to approve the November 30, 2016 and December 1, 2016, meeting minutes. Commissioner Bachman seconded the motion. The motion passed unanimously. Commissioners Clark abstained from voting on the November 30 minutes and Commissioner Lyon abstained from on the December 1, minutes as they were not in attendance at the subject meetings.

REPORT OF THE CHAIR AND VICE CHAIR [5:30:48 PM](#)

Chairperson Lyon stated he had nothing to report.

Vice Chairperson Hoskins stated she had nothing to report.

REPORT OF THE DIRECTOR [5:30:57 PM](#)

Ms. Michaela Okay, Planning Manager, stated a list of the 2017, meeting dates were in the Dropbox folder for the Commissions reference.

[5:31:13 PM](#)

Dixon Medical Building Conditional Building and Site Design at approximately 2188 S. Highland Drive - A request by Mr. Eric Thompson from FFKR Architects representing the property owner for approval of the design on the lower two levels of a new office building located at the above listed address. The proposed structure was approved by the Planning Commission on October 12, 2016 but the commission requested that the applicant return with more detailed plans for the lower two levels for final approval. The property is located in the CSHBD1 - Sugar House Business District and is located within Council District 7, represented by Lisa Adams. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slc.gov) Case number: PLNPCM2016-00585

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. Eric Thompson, applicant, reviewed the proposal and the changes to the ground floor design as requested by the Commission at the previous meeting. He discussed the materials, articulation and color for the proposed building.

The Commission, Applicant and Staff discussed the following:

- The use of the ground floor and the entrances to the spaces.
- The drive-thru component of the design and what would happen to the area if the medical office did not become a building tenant.
- The articulation on the face of the building that would give the feel of a colonnade.
- The addition of the plaza to the north.
- The access to the parking area and the complex.

The Commission discussed whether or not to re-open the Public Hearing and asked the Applicant what feedback was given at the Community Council meetings.

The Commission and Applicant discussed the following:

- The potential uses of the ground floor.
- The response from the Community Council.
- The signage for the building.
 - Would need to wait until the tenants were contracted for a final signage plan.

The Commission discussed the following:

- The improvements requested by the Commission were addressed under the new proposal.
- How the zoning ordinance regulated entrances on buildings.
- The Commission was essentially approving the building shown therefore, if the plan reflected entrances in the bays, staff would be looking for those elements at the time the permits were issued.

- If the doors had to be functional for a tenant that rented the entire ground floor.
- If language should be included in the motion regarding the drive-up/drop off area.

MOTION [5:50:42 PM](#)

Commissioner Ruttinger stated regarding the ground floor design of the Dixon Medical Office Building at 2188 S. Highland Dr., PLNPCM2016-00585, based on the information in the memorandum and discussion by the Planning Commission, he moved that the Planning Commission approve the design of the ground floor street facing façade as proposed. Commissioner Bachman seconded the motion. The motion passed unanimously.

[5:51:30 PM](#)

Hamilton Subdivision Planned Development at approximately 1611 S. 1600 E. – A request by Tamara Hamilton, the property owner, for a Planned Development approval from the City to accommodate the subdivision of a single lot into two new lots that would be less than the 50 foot minimum required per lot in the R-1-5,000 Single-Family Residential zoning district. The proposed lots would be similar in width to the other lots on the block face. New construction is not being considered as a part of this request. The subject property is located within Council District 6, represented by Councilman Charlie Luke. (Staff Contact: Lauren Parisi at (801)535-7932 or lauren.parisi@slcgov.com). Case number: PLNSUB2016-00772

Ms. Lauren Parisi, Associate Planner, reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff was recommending the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:

- The reason for the Planned Development rather than a subdivision process.
- The history of the property and current size.
- If the plan was to leave the existing home on the lot.

Ms. Tamara Hamilton, property owner, reviewed the history of the lot and the response from the Community Council regarding the proposal.

PUBLIC HEARING [5:58:45 PM](#)

Chairperson Lyon opened the Public Hearing, seeing no one wished to speak to the petition, Chairperson Lyon closed the Public Hearing.

The Commission discussed the following:

- Having a smaller lot would fit with the character of the neighborhood.

MOTION [5:59:34 PM](#)

Commissioner Garcia stated regarding PLNSUB2016-00772, based on the findings listed in the Staff Report and the testimony and plans presented, she moved that the Planning Commission approve the Planned Development subject to

conditions one through three as listed in the Staff Report. Commissioner Hoskins seconded the motion. The motion passed unanimously.

[6:00:28 PM](#)

FB-UN2 Text Amendment - A request by the Salt Lake City Council to add side and rear yard setbacks and building step backs to FB-UN2 zoned properties when adjacent to properties within a residential zoning district with a maximum building height of 35 feet or less. The FB-UN2 zoning district is currently located in the Central Ninth Neighborhood. These changes would not impact any of those properties because none are currently adjacent to residential zoning districts. However, if the FB-UN2 zoning district were adopted in other areas of the city, it may be adjacent to residential districts and the City Council wants to mitigate potential impacts. Additionally as part of this text amendment, there is a proposal to add additional design standards to the form based section of the Salt Lake City Municipal Code. The proposed standards currently apply to the FB-SC (Special Purpose Corridor Core Sub district) and FB-SE (Special Purpose Corridor Edge Sub-district). They clarify how the ground floors of buildings can be designed and used and address issues that have arisen regarding overall building scale and parking garages. These standards were developed to address issues with certain new developments that are not implementing citywide goals in terms of pedestrian orientation and impacts to less intense zoning districts. If adopted, the standards would apply to the FB-UN1 and FB-UN2 zoning districts. Other related sections of Title 21A may also be modified as part of this proposal. (Staff Contact: Chris Lee at (801)535-7706 or chris.lee@slcgov.com). Case number: PLNPCM2016-00463

Mr. Chris Lee, Associate Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission forward a positive recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The definition of a Row House.
- The reasoning for the larger rear yard width on a Row House versus other properties.
 - It was to accommodate garages and the way this type of housing was generally configured.
- The reason the setbacks and step backs were based on what was being built rather than what a structure was being built next to.
 - The standards regulated setbacks and step backs by what existed next to a proposal.
- What happened if the use of the building changed?
 - The Form Based Code took this into consideration and helped to regulate those changes.
- How the subject zoning applied to the TSA zone.
- The lengths for the buildings allowed under the proposed zoning and how it affected the streetscape.
- The parking requirements for the proposed zoning.

- How the use of structures in these zones would affect the parking requirements.
- How this zoning would affect the changes to Trolley Square.
- The impact to a development under this zoning.
- The maximum height allowed in the proposed zoning.
- The need for this type of zoning and why it was a benefit to the City.
- The other factors and regulations that influenced the design of structures in these zones.

PUBLIC HEARING [6:24:50 PM](#)

Chairperson Lyon opened the Public Hearing.

Ms. Cindy Cromer thanked the Commission for incorporating her suggestions in the proposal. She reviewed the history of the proposal, the issues with Trolley Square and the original intent of the FBUN zoning. She stated the intent was for protection regarding setbacks and step backs to be included in the Form Based Code and to protect the less intense neighboring uses in the city.

Chairperson Lyon closed the Public Hearing.

MOTION [6:29:35 PM](#)

Commissioner Ruttinger stated regarding PLNPCM2016-00463: FB-UN2 (Form Based Urban Neighborhood) Zoning Text Amendment, based on the findings and analysis in the Staff Report, testimony, and discussion at the public hearing, he moved that the Planning Commission transmit a favorable recommendation to the City Council regarding petition PLNPCM2016-00463 for text amendments to the FB-UN2 zoning district. Commissioner Bachman seconded the motion. The motion passed unanimously.

[6:30:25 PM](#)

Planned Development Ordinance Amendments - A request by the Salt Lake City Planning Commission to review and modify the Planned Development Ordinance. A Planned Development is a development approval process that allows the Planning Commission to modify zoning standards in an effort to get a better project than what could be allowed under strict zoning regulations. The process is regulated in Chapter 21A.55 of the Salt Lake City Zoning Ordinance. The Planning Division is reviewing the zoning regulations related to Planned Developments in an effort to: ensure that the development is meeting a citywide planning objective; ensure that the design of the project is compatible with adjacent development; and clarify zoning regulations and other procedural issues identified with the Planning Development ordinance. Other related sections of Title 21A Zoning may also be modified as part of this proposal. The Planning Division will brief the Planning Commission on the proposed changes in preparation for a public hearing in January. Information regarding the proposed changes can be found at www.slcgov.com/planning/planning-current-projects. (Staff contact: Wayne Mills at (801) 535-7165 or Wayne.mills@slcgov.com) Case number: PLNPCM2016-00600

Mr. Nick Norris, Planning Manager, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was looking for direction, comments and questions on the proposed Text Amendment.

The Commission and Staff discussed the following:

- Liked that changes were being tied to the objective but there may be a situation where an applicant wanted a zoning modification but it was not tied to an objective and they were willing to meet an objective as a concession for the zoning modification.
- Needed to further define the terms used in the ordinance such as the word neighborhood.
- The issues with Planned Developments in the past.
- Developments tied to ordinance objectives were great and made applying the elements of a proposal easier for the Commission.
- The definitions were more in depth to give the Commission more tools to address problems and to be specific when making findings.
- Great job in balancing where the Commission had discretion and the ability to make decisions on a case by case bases.
- Would like to have a process, outside of this proposal, to orientate the Commission to the character of the areas where proposals are being made.
- Why only one objective was required to be met.
- The timeline and process for the proposal.

The meeting adjourned at [6:54:27 PM](#)