

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, April 13, 2016

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:12 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson Emily Drown, Vice Chairperson Andres Paredes; Commissioners Maurine Bachman, Jamie Bowen, Angela Dean, Michael Fife, Michael Gallegos,Carolynn Hoskins, Matt Lyon and Clark Ruttinger.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Nick Norris, Planning Manager; Casey Stewart, Senior Planner; Jonathan Goates, Principal Planner; Amy Thompson, Principal Planner; Deborah Severson, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Michael Fife, Emily Drown, Michael Gallegos and Clark Ruttinger. Staff members in attendance were Nick Norris, Casey Stewart, Jonathan Goates and Amy Thompson.

The following sites were visited:

- **Townes on 7th** - Staff gave an overview of the proposal.
 - The Commission asked if the project complied with height requirements. Staff stated yes, it is under the 45 foot height limit.

- **Redwood Landing Planned Development**- Staff gave an overview of the proposal and oriented the Commissioners to the site.
 - The Commission asked about the location of the proposed road. Staff stated it is on the south side of the proposal.

- **Local Historic District**: Staff gave an overview of the boundaries of the proposed historic district.

REPORT OF THE CHAIR AND VICE CHAIR [5:30:26 PM](#)

Chairperson Emily Drown stated she had nothing to report.

Vice Chairperson Paredes stated he had nothing to report.

REPORT OF THE DIRECTOR [5:30:33 PM](#)

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

[5:30:39 PM](#)

Townes at 7th Street Planned Development - A request by Wes Graham for approval of a proposed seven unit residential condominium project with reduced front and rear yard building setbacks. Per the request, the front yard setback would be reduced from the required 25 feet to approximately 12.5 feet and the rear yard setback from 30 feet to approximately 27 feet. The planning commission may consider different setback reductions. The property is located at approximately 323 and 325 South 700 East and is located in a RMF-45 zoning district (Residential Multi-family) in Council District 4, represented by Derek Kitchen. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com) Case Number PLNSUB2016-00140

Mr. Casey Stewart, 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. Wes Graham and Mr. Drew Menlove reviewed the project and new design. They reviewed the Planned Development request and asked the Commission for any questions or comments.

The Commission and Applicant reviewed the following:

- The traffic flow on the property and if there was enough turning radius for each unit.

PUBLIC HEARING [5:38:58 PM](#)

Chairperson Drown opened the Public Hearing.

Ms. Cindy Cromer stated the Commission had not seen the first drawing that was presented at the Open House. She stated the style was a box car building in terms of its lack of orientation to the street however, thanks to Staff the current version was much improved. Ms. Cromer reviewed the issues with the previous proposal and improvements to the current proposal. She thanked the Commission and the Applicant for the work on the project and for producing a better product.

Chairperson Drown closed the Public Hearing.

The Commission and Staff discussed the following

- The rear yard setbacks and ensuring the elevator was the only encroachment into that setback.

MOTION [5:42:40 PM](#)

Commissioner Gallegos stated regarding, PLNSUB2016-00140 Townes at 7th Street Planned Development revised, based on the information and analysis in the Staff Report, he moved that the Planning Commission approve the above petition

subject to the conditions one through five as listed in the Staff Report with the added addition to specify the elevator would be the only element of the structure allowed to encroach into the rear yard setback. Commissioner Bowen seconded the motion. The motion passed unanimously.

[5:44:04 PM](#)

Vice Chairperson Paredes left the meeting for the evening.

[5:44:13 PM](#)

Redwood Landing Industrial Park at approximately 954 S Redwood Road – A request by Shawn Eaton, of Aeurbia Architects, for approval to construct an industrial park. The proposal requires a planned development because it includes more than one building on a single lot, not all buildings will have face the street and the applicants are requesting a modification to the perimeter landscaping requirement. The property is located in the CC Corridor Commercial and M-1 Light Manufacturing Districts in Council District 2 represented by Andrew Johnston. (Staff contact: J.P. Goates at (801)535-7645 or jp.goates@slcgov.com) Case Number PLNSUB2016-00060

Mr. Jonathan Goates, Principal 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.

The Commission and Staff discussed the following:

- The potential development, width and use of the access road on the property.

Mr. Jared Erubia, Aeurbia Architects, Mr. Tom Freeman, Chushman Wakefield and Mr. Chris Howells, Developer, reviewed the access to the property and that the idea was to keep the semi truck and car traffic separate on the site.

The Commission and Applicant discussed the following:

- The traffic flow for the proposal and turning radius for the properties.
- The timeline for the different phases of the proposal.

PUBLIC HEARING [5:51:45 PM](#)

Chairperson Drown opened the Public Hearing.

Mr. Jay Ingleby stated the property at the front of Redwood Road was zoned commercial and the development would not improve the area. He stated the idea was for community based businesses to be constructed in this area not what was proposed. Mr. Ingleby asked the Commission to not approve the petition as it was a proposal to add more industrial uses to an area that was all ready flooded with industrial uses. He expressed the desire to have more community based businesses in the area and fewer empty buildings.

Chairperson Drown closed the Public Hearing.

The Commission and Staff discussed the following:

- How the Westside Master Plan addressed the subject properties and if the proposal was changing the zoning specified in the Master Plan.
- The property that fronted Redwood Road could be used for commercial development that would achieve the goals of the Master Plan.
- The site plan for the proposal.

MOTION [5:59:49 PM](#)

Commissioner Lyon stated based on the information in the Staff Report, public testimony, and discussion by the Planning Commission, he moved that the Planning Commission approve petition PLNPCM2016-00060, regarding the Redwood Landing Planned Development request subject to conditions one through seven as listed in the Staff Report. Commissioner Fife seconded the motion. The motion passed unanimously.

[6:00:42 PM](#)

Yalecrest-Hillside Park Local Historic District - A request to create a new local historic district known as Yalecrest-Hillside Park. The proposed boundary of the Yalecrest-Hillside Park Local Historic District is located at approximately between 1700 East and 1800 East on Laird Avenue, Cornell Circle, and 1300 South. Any owner of real property that is proposed to be rezoned may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Planning Commission. All written objections will be forwarded to the City Council. The Planning Commission will make a recommendation to the City Council. The subject district is located in Council District 6 represented by Charlie Luke. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com) Case number PLNHLC2015-00697

Ms. Amy Thompson, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). She 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 process and information given to the Public regarding the Local Historic District.

Mr. William Lapsley reviewed the proposal and the need to protect their neighborhood from demolitions and the constructed of large homes. He reviewed the history of the neighborhood and the boundaries of the proposed Local Historic District. Mr. Lapsley asked the Commission to forward a favorable recommendation to the City Council regarding the petition.

PUBLIC HEARING [6:12:30 PM](#)

Chairperson Drown opened the Public Hearing.

Ms. Lynn Pershing, Yalecrest Neighborhood Council, reviewed the location of the neighborhood and the importance to preserve its historic nature. She stated the Community Councils supported the designation and asked the Commission to forward a favorable recommendation to the City Council.

The following individuals spoke to the petition: Mr. Roger Little, Mr. Steve Johnson, Ms. Margo Thurman, Ms. Kelly Marrian, Mr. Scott Brown and Ms. Lynn Pershing.

The following comments were made:

- A petition for a conservation district was not applied for as they were told only one petition could be submitted for the area at a time.
- There was great concern and division in the neighborhood over the Local Historic District.
- Many of the neighbors did not want a Local Historic District.
- Would like to see the process restarted under the new regulations.
- The original signatures were not completely in favor of designation but were there to start the discussion.
- Would be a permanent loss of property rights if the Local Historic District were put in place.
- Please stop the process here and do not forward it on to the City Council.
- Supported the petition for the Local Historic District.
- Information on the benefits of a Local Historic District was given to the public and questions were answered.
- The process was followed and met the standards.
- It was important to protect the area from demolitions.
- Miss information was handed out by others regarding the effects of a Local Historic District.
- Would connect to neighboring districts and help the continuous protection of the area.
- May help bring forth other Local Historic Districts that did not want to be "islands".
- It was really difficult in Utah to attempt and succeed in any citizen imitated endeavor as it was a great fight from all directions.
- Concerned that Commission felt it did not have the discretion to stop the petition.
- This was not an automatic yes and the Commission was to make sure the process was completed under the ordinance and statute.
- The legislature saw fit to set forth a new statute which would be in affect on May 1 and was retroactive to this petition.
- The spirit of the statute was clearly violated as there was a new statute that called for transparency and accurate information.
- There are questions if the information, given out when the initial petition was signed, was accurate.
- The only thing making this area historic was the age of the homes.

- The subject application was eighty percent complete until the postponement from the State and City governments and should be allowed to move forward as is.
- There was adequate and correct information given to the community as the information came directly from the City.
- Yalecrest and the subject subdivision were already on the list of National Historic Places.
- Historic people lived in this area as listed in the Staff Report.

The Commission, Mr. Roger and Mr. Little discussed the Commission's role in the designation process. They discussed why the Commission should vote against the designation.

Mr. Roger reviewed the petition opposing the designation and the number of signatures on that petition. He stated the initial petition was to start the discussion but was misrepresented to say it was to start the designation.

The Commission and Mr. Nielson discussed the Commission's role in the Local Historic Designation process and the standards for review. Mr. Nielson stated the ordinance indicated the ballot process did not hinge on a positive or negative recommendation from the Commission and the Commission was tasked with forwarding a recommendation to the City Council.

The Commission and Mr. Nielson discussed the effects of the new legislative statute on the current petitions. Mr. Nielson explained the procedure for new statues going into effect.

The Commission and Staff discussed the retroactive language in the new statute regarding the ballot provisions. They discussed the new provisions that were not currently covered and if the subject petition would comply with the current and new requirements.

Chairperson Drown closed the Public Hearing.

Mr. Lapsley stated when the process was started they were operating under the current law and they had no idea that the legislature was going to address Local Historic Districts. He stated the legislation was the result of one property owner's influence which created a very difficult process for citizen initiated petitions in the future. Mr. Lapsley discussed the hardship the new statute put on the citizens when they wanted to protect their property. He stated in one of the first property owner meetings they discussed the options and were virtually in agreement against mcmansions and had discussed the possibility of a Character Conservation District. He stated he would withdraw the current petition if those that supported a Character Conservation District would come up with the restrictions to govern the District that property owners could agree on and would limit mcmansions in the area. Mr. Lapsley

stated the point was to protect the property values, the architecture and the history of the neighborhood.

The Commission and Staff discussed the following:

- Was it relevant to consider the calls requesting for individuals to withdraw their signature from the initiation petition.
 - The information was included in the Staff Report and was considered public comment but would not be recognized as a formal vote in support or opposition.
- If the signatures to initiate the petition met the requirements.
- The ballot was a great process as it allowed property owners to anonymously cast their vote for or against the designation.
- Staff and Applicant have validated the process should move forward.

MOTION [6:49:29 PM](#)

Commissioner Dean stated regarding, PLNHLC2015-00697 Yalecrest - Hillside Park Local Historic District Designation, based on the analysis and findings listed in the Staff Report, testimony, and information presented, she moved that the Planning Commission transmit a favorable recommendation to the City Council to amend the Zoning Map by adding the H Historic Preservation Overlay district to the proposed Yalecrest – Hillside Park Local Historic District, consisting of fifty three (53) parcels, and located within the Yalecrest neighborhood generally between 1700 East and 1800 East on Laird Avenue, Cornell Circle, and 1300 South. Commissioner Gallegos seconded the motion. The motion passed unanimously.

[6:50:48 PM](#)

TSA Zoning District Report - Planning Staff will provide an overview of the TSA zoning district. The report summarizes the review and approval process in the TSA zoning district, what type of projects have been approved and built. An analysis of the zoning standards and development guidelines will be included. A summary of possible changes will be identified. This review was requested by the Planning Commission. (Staff contact: Nick Norris at (801)-535-6173 or nick.norris@slcgov.com)

Mr. Nick Norris, Planning Manager, summarized the TSA Zoning analysis report as presented in the memorandum (located in the Planning Office).

The Commission and Staff discussed the following:

- The historic areas where TSA zoning existed.
- Retail spaces along 400 South.
- The number of affordable units along the TSA zone.
- If the Master Plan defined the goal percentage of affordable units for downtown.
- The real cost of the unit rentals in the city.

- The factors that drive the rental rates for apartments in the city.
- How different cities, with similar zoning, were developing and the styles of buildings being developed around the country.
- How to activate ground floors and create visual interest.
- The use of sustainable building materials.
- Increasing sidewalk width along 400 South.
- If benches would benefit the TSA Zone.
- How to address parking in the TSA Zone.
- The importance to not concentrate affordable housing in one area.
- The standards for affordable housing.
- The TSA scoring system and how developments reach those scores.
- The timeline for modifications to the TSA Zoning ordinance.
- The Planning Commissions role in the process.
- Trying to get some of the updates and work done before Commissioners terms expire in July.

Commissioner Gallegos asked about the accessory dwelling unit program.

Ms. Shepard reviewed the status of ADUs and the updates that would be brought to the Commission at a future meeting.

The Commission and Staff discussed updates to the Planned Development process.

The meeting adjourned at [7:33:18 PM](#)