

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, April 27, 2016

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:29:20 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

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

Planning Staff members present at the meeting were: Cheri Coffey, Assistant Planning Director; Nick Norris, Planning Manager; John Anderson, Senior Planner; Casey Stewart, Senior Planner; Daniel Echeverria, 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: Maurine Bachman, Michael Fife, Ivis Garcia, Carolynn Hoskins and Clark Ruttinger. Staff members in attendance were Nick Norris, John Anderson, Casey Stewart, Daniel Echeverria and Chris Lee.

The following sites were visited:

- **219 and 243 West 200 South** - Staff gave an overview of the proposal.
 - The Commission asked if there was a walkway through the block.
 - Staff stated yes, the driveway would provide a walkway.
- **3120 S Richmond Street** - Staff gave an overview of the proposal.
- **Lincoln Elementary Expansion** - Staff gave an overview of the proposal.

APPROVAL OF THE MARCH 23, 2016 AND APRIL 13, 2016, MEETING MINUTES.
[5:29:37 PM](#)

MOTION [5:29:47 PM](#)

Commissioner Fife moved to approve the March 23, 2016 and April 13, 2016 meeting minutes. Commissioner Bowen seconded the motion. Commissioner Garcia abstained from voting as she was not present at the subject meetings. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:30:06 PM](#)

Acting Chairperson Ruttinger welcomed new Commissioner Ivis Garcia to the Planning Commission.

REPORT OF THE DIRECTOR [5:30:21 PM](#)

Mr. Nick Norris, Planning Manager, reviewed petitions approved by the City Council and the upcoming petitions the Council would be addressing in the next few months.

The Commission and Staff discussed the updates and public comments regarding the Downtown Master Plan.

[5:35:19 PM](#)

AC Hotel and PEG Apartment Conditional Building and Site Design Review at approximately 219 and 243 West 200 South – Kevin Perry, representing AC Marriot Hotels and PEG Development, is requesting approval from the City for additional height (109 feet for the hotel and 85 feet for the apartment building, rather than the typical limit of 75 feet) on two separate buildings at the above listed properties. Currently the land is occupied by storage and small business buildings, and the property is zoned D-4 (Secondary Central Business District). This type of project must be reviewed as a Conditional Building and Site Design Review. The subject property is within Council District 4, represented by Derek Kitchen. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com) Case number PLNPCM2016-00118

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.

The Commission and Staff discussed the following:

- The use of the street level space.
- The southern elevation of the proposal.
- If the parcels would be combined or if there would be separate parcels for each structure.

Mr. Kevin Perry AC Marriot Hotels and PEG Development reviewed the project and explained how the development would improve the area. He reviewed the landscaping, and outdoor space for the proposal.

Mr. Larry Kurtis, FFKR, reviewed the materials and layout of the building. He stated the goal was to make the building enticing and engaging.

Mr. Robert Schmitt, AC Marriot Hotel, reviewed the history of the company, the style of the hotel and how it would work with the proposal.

Mr. David Brenchly reviewed the materials for the outside of the building and how the building addressed the lot and street.

The Commission, Staff and Applicant discussed the following:

- The parking for the proposal.

- If the southeast corner should be addressed as a building front/entrance.
- Why the applicant was not proposing more floors for the structures.
- The roof lines and how they met the standards of the ordinance.
- The setbacks for the proposal.

PUBLIC HEARING [6:06:37 PM](#)

Acting Chairperson Ruttinger opened the Public Hearing, seeing no one wished to speak; Acting Chairperson Ruttinger closed the Public Hearing.

The Applicants stated they are excited for the project and to bring it to Salt Lake City. They asked the Commission to approve the petition,

The Commission, Staff and Applicants discussed the following:

- The rental rates and number of bedrooms for the apartments.
- The square footage for the different types of apartments.
- The location of the sign and the allowable sign faces if a cube sign were put in place.
- The recycling program for the property.
- The public comments for the proposal.

MOTION [6:15:58 PM](#)

Commissioner Bowen stated regarding, PLNPCM2016-00118 Conditional Building and Site Design for AC Marriot Hotel and PEG Apartments, based on the findings listed in the Staff Report and the testimony and plans presented, he moved that the Planning Commission approve Petition PLNSUB2016-00118 for Conditional Building and Site Design Review subject to conditions one through four listed in the Staff Report.

- 1. The hotel design approved is the one with the roof top sign, not the design with the wall sign up at top.**
- 2. Prior to issuance of any permit to begin construction of the approved building, the applicant or owner shall verify to the satisfaction of the Planning Director, that any shared parking agreements and cross access easements upon which approval is based are in place.**
- 3. The applicant or owner shall comply with all other zoning and building requirements applicable to the project, including but not limited to number of parking stalls, demolition permits and installation of all required improvements.**
- 4. The applicant or owner shall submit applications for and complete the various lot line adjustments or consolidations as necessary to achieve the two final parcels, one for each new building.**

Commissioner Fife seconded the motion. Commissioners Garcia, Fife, Bowen, Hoskins and Bachman voted “aye”. Commissioner Gallegos voted “nay”. The motion passed 5-1.

[6:17:05 PM](#)

Bangerter Crossing Lot 17 Industrial Park Planned Development at approximately 3955 W Ninigret Drive – A request by Shawn Eaton of Aeurbia Architects, representing the property owner Clarius Partners, for a Planned Development on the parcel listed above to construct an industrial park consisting of four principal buildings that will house warehouse and office uses. The applicant requests to modify zoning regulations that prohibit more than one primary structure per lot. The project is being reviewed as a Planned Development. The property is located in the M-1 (Light Manufacturing) zoning district in Council District 2, represented by Andrew Johnston. (Staff contact: Chris Lee at 801-535-7706 or chris.lee@slcgov.com) Case Number PLNSUB2016-00109

Mr. Chris Lee, 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.

Mr. Shawn Eaton, Aeurbia Architects, reviewed the project and use of the property. He reviewed the issues with the frontage of the building, how the project met the standards and the request for multiple buildings to be on the site.

The Commission and Applicant discussed the following:

- The location of loading docks on the site.
- The traffic pattern for the property.

PUBLIC HEARING [6:24:48 PM](#)

Acting Chairperson Ruttinger opened the Public Hearing, seeing no one wished to speak; Acting Chairperson Ruttinger closed the Public Hearing.

MOTION [6:25:04 PM](#)

Commissioner Fife stated regarding, PLNSUB2016-00109 – Bangerter Crossing Lot 17, based on the information in the Staff Report, public testimony, and discussion by the Planning Commission, he moved that the Planning Commission approve petition PLNSUB2016-00109, regarding the Bangerter Crossing Lot 17 Planned Development subject to conditions one through four listed in the Staff Report. Commissioner Gallegos seconded the motion. The motion passed unanimously.

[6:25:46 PM](#)

Master Plan Amendment and Zoning Amendment at approximately 3120 S Richmond Street - A request by Robert Wilde, representing the property owner Allen Pour Sohrab Family Trust, to amend the zoning map and Sugar House Master Plan for the property listed above. The purpose of the amendments is to facilitate construction of a strip mall on the property. The property is currently zoned RO (Residential/Office) and is located within Council District 7,

represented by Lisa Adams. (Staff contact: Daniel Echeverria at 801-535-7165 or danielecheverria@slcgov.com) Case Numbers PLNPCM2016-00073 & 00074

- a. **PLNPCM2016-00074 Master Plan Amendment** – A request to amend the Future Land Use Map of the Sugar House Master Plan from “High Intensity Mixed-Use” to “Low Intensity Mixed-Use” for the property at 3120 S Richmond Street.
- b. **PLNPCM2016-00073 Zoning Map Amendment** – A request to amend the Salt Lake City Zoning Map from RO (Residential Office) to CB (Community Business) for the property at 3120 S Richmond Street. The property owner intends to develop a strip mall which could include retail uses. Retail sales or service uses are not allowed on the property under the current zoning of RO. Such uses are allowed in the proposed CB zone. Although the applicant has requested that the properties be rezoned from RO to CB, consideration may be given to rezoning the property to another zoning district with similar characteristics.

Mr. Daniel Echeverria, Principal 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 negative recommendation to the City Council regarding the petition.

Mr. Robert Wilde, applicant, reviewed the project and reasoning for request. He reviewed the land use map in the Master Plan and how the proposal fit with the area. Mr. Wilde reviewed the changes to the Master Plan over the years and the bus stop in front of the property. He stated the proposal met the ordinance, fit with the Master Plan for the area and submitted findings supporting the approval of the petition.

The Commission and Applicant discussed the following:

- Where the Master Plan stated the subject lot should be commercial zoning.

PUBLIC HEARING [6:42:43 PM](#)

Acting Chairperson Ruttinger opened the Public Hearing.

Ms. Judy Short, Sugar House Community Council, stated this was a hard project to review. She reviewed the public outreach for the proposal and the comments received regarding traffic. Ms. Short stated the Community Council supported the proposal as there was really nothing that discouraged the proposed use

The Commission and Ms. Short discussed if the height a structure was considered.

Acting Chairperson Ruttinger closed the Public Hearing.

The Commission and Staff discussed the following:

- If the Transit Master Plan reflected a plan for this area.
- The current language in the Master Plan allowed for residential and some business uses.

- What was allowed under the current zoning and the proposed zoning.
- The reason the CB zone was not recommended was because it usually ended up in a less intense use.

Mr. Wilde stated they did not see how the CB zone would affect the transit pattern in the area.

MOTION [6:52:56 PM](#)

Commissioner Bowen stated regarding, PLNPCM2016-00073/00074 3120 S Richmond St, Master Plan and Zoning Amendments, based on the findings listed in the Staff Report and the testimony and plans presented, he moved that the Planning Commission forward a negative recommendation to the City Council for the proposed zoning and Master Plan Amendments, PLNPCM2016-00073 and PLNPCM2016-00074. Commissioner Bachman seconded the motion. Commissioners Fife, Bowen, Hoskins and Bachman voted “aye”. Commissioner Gallegos voted “nay”. Commissioner Garcia abstained from voting. The motion passed 4-1.

[6:55:29 PM](#)

Lincoln Elementary Expansion Master Plan Amendment, Zoning Map Amendment, Alley Vacation and Lot Consolidation - Requests by the Salt Lake City School District to amend the Central Community Master Plan and Salt Lake City Zoning Map to vacate a portion of an alley and consolidate adjacent properties already owned by the school district near Lincoln Elementary which is located at 1085 S Roberta Street. The purpose of the requests is to facilitate the replacement of the existing Lincoln Elementary School. The properties affected are 1069 S 200 East, 1110 S 300 East, and 1064, 1070, 1063 and 1071 S Roberta Street. The properties are located within Council District 5, represented by Erin Mendenhall. (Staff contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com) Case Numbers PLNPCM2016-00095, 00094, 00096, and PLNSUB2016-00114

- PLNPCM2016-00095 Master Plan Amendment – A request to amend the Future Land Use Map of the Central Community Master Plan from Low Density Residential to Institutional on the properties in question.
- PLNPCM2016-00094 Zoning Map Amendment – A request to amend the Salt Lake City Zoning Map from R-1/5000 Single Family Residential to PL Public Lands for the properties in question.
- PLNPCM2016-00096 Alley Vacation - An application to vacate a portion of a north to south running alley that extends south from Herbert Avenue into the school district property. The alley is located in the block bounded by Roberta Street, 300 East and Herbert Avenue. The only portions of the alley that are proposed to be closed are those adjacent to the school district property. The remaining portions would continue to be open for use.
- PLNSUB2016-00114 Lot Consolidation – A request to consolidate the properties in question that are adjacent to the existing school with the

larger school property at 1085 S Roberta Street in order to create a single piece of property. The school district currently owns all of the properties in question.

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 forward a positive recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The boundaries for the schools.

The Commissioners asked to hold the Public Hearing first then allow the applicants to speak.

PUBLIC HEARING [7:04:13 PM](#)

Acting Chairperson Ruttinger opened the Public Hearing, seeing no one wished to speak; Acting Chairperson Ruttinger closed the Public Hearing.

The Applicants reviewed the project and the programs that would be offered at the school.

The Commission and Applicant discussed the following:

- If the kids at the Washington school were relocated to a different school during construction.

MOTION [7:06:44 PM](#)

Commissioner Gallegos stated regarding, PLNPCM2016-00094, 00095, 00096 and PLNSUB2016-00114 ZONING AMENDMENT –MAP Lincoln Elementary Expansion, based on the information in the Staff Report, he moved that the Planning Commission forward a positive recommendation to the City Council for the requests to amend the master plan and the zoning on the subject properties and to vacate a portion of an existing alley. Commissioner Hoskins seconded the motion.

Commissioner Fife stated it was appalling that as the city is working to identify and build new low income housing that the school district was demolishing affordable housing in the City.

Commissioners Gallegos, Bachman, Hoskins, Garcia and Bowen voted “aye”. Commissioner Fife voted “nay”. The motion passed 5-1.

The Commission and Staff discussed the definition of multifamily housing and having the Housing Department comment on future petitions addressing housing stock in the city. Staff reviewed the housing plan currently underway and they would route petitions addressing housing through the Housing Division for comments.

The meeting adjourned at [7:12:07 PM](#)