

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**Room 326 of the City & County Building**  
**451 South State Street, Salt Lake City, Utah**  
**Wednesday, May 11, 2016**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:00 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, Angela Dean, Michael Fife, Ivis Garcia,Carolynn Hoskins, Matt Lyon and Clark Ruttinger. Chairperson Emily Drown, Vice Chairperson Andres Paredes and Commissioners Michael Gallegos were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Manager; Doug Dansie, Senior Planner; and Michelle Moeller, Administrative Secretary.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Ivis Garcia, Carolynn Hoskins and Clark Ruttinger. Staff members in attendance were Nick Norris and Doug Dansie.

The following sites were visited:

- **2148 S 900 East Ste 5** - Staff gave an overview of the proposal.

**APPROVAL OF THE APRIL 27, 2016, MEETING MINUTES. [5:30:12 PM](#)**

**MOTION [5:30:24 PM](#)**

**Commissioner Ruttinger moved to approve the April 27, 2016, meeting minutes. Commissioner Bowen seconded the motion. Commissioners Dean and Lyon abstained from voting as they were not present at the subject meeting. The motion passed unanimously.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:30:40 PM](#)**

Acting Chairperson Lyon stated he had nothing to report.

**REPORT OF THE DIRECTOR [5:30:49 PM](#)**

Mr. Nick Norris, Planning Manager, stated the Accessory Dwelling Unit Ordinance was adopted by the City Council.

The Commission and Staff discussed the ordinance and its affect on accessory dwelling units in the city.

**[5:31:50 PM](#)**

**Trolley Wings conditional use social club at approximately 2148 S 900 East Ste 5**  
**– A request from Jess Wilkinson, representing Trolley Wings Company, to authorize a conditional use for a social club located at the above listed address.**

**A social club license expands the ability of the business to serve alcohol. The project is located in Council District 7, represented by Lisa Adams (Staff contact: Doug Dansie at (801)535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com).) Case number: PLNPCM2016-00083**

Mr. Doug Dansie, 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. Jess Wilkerson, Trolley Wings, reviewed the business, project and explained the reason they chose the current location for their business. He addressed the parking and traffic for Trolley Wings.

[5:41:14 PM](#)

Commissioner Fife arrived at the meeting

The Commission, Staff and Applicant discussed the following:

- The reason the petition was in front of the Commission.

**PUBLIC HEARING** [5:42:06 PM](#)

Acting Chairperson Lyon opened the Public Hearing

Ms. Judy Short, Sugar House Community Council, stated they had reviewed the proposal and received comments. She stated the Community Council was in favor of local businesses and Trolley Wings filled a need in the area. Ms. Short stated it was a fact that parking was an issue in Sugar House, the subject business owners were an asset to the community and took care of the crime and issues in their area. She asked the Commission to approve the petition.

The following individuals spoke to the petition: Mr. Bryson Ocky, Ms. Jamie Dunn, Mr. Gabe Urzon, Mr. Tony Gomez and Mr. Sandel Briggs.

The following comments were made:

- The main issue would be traffic and parking but those would always be an issue in Sugar House
- Trolley Wings added to the area.
- Sugar House Boys and Girls Club supported Trolley Wings and having them in the area.
- The business did not cause issue with parking as local people used it and other patrons use Trax.
- Small business needed to have the City's support.
- Trolley Wings was an important part of the neighborhood.
- Trolley Wings was a great business and place to meet.
- Zoning change would allow for more people to patronize the business.
- Parking was not a huge issue for the business.

Acting Chairperson Lyon closed the Public Hearing.

The Commission, Staff and Applicants discussed the following:

- If evidence existed as to why changing the liquor license would affect the parking and traffic.

**MOTION [5:52:49 PM](#)**

**Commissioner Bowen stated regarding, PLNPCM2016-00083 Conditional Use for Social Club, based on the findings listed in the Staff Report and the testimony and plans presented, he moved that Planning Commission approve the requested Conditional Use application PLNPCM2016-00083 subject to compliance with all other applicable codes and regulations and the security and operations plan being approved and recorded. Commissioner Bachman seconded the motion. The motion passed unanimously.**

**[5:54:15 PM](#)**

**Review of Planned Development Ordinance – Planning Staff will provide an overview of the planned development process, express the concerns with the process and standards for review, and discuss ways to improve the process and regulations so that they are easier to understand, consider early public involvement, provide better outcomes and community benefits. The Commission will be asked to help identify issues, concerns and potential solutions. Staff contact: Nick Norris at (801)-535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com).**

Commissioner Bowen left for the evening.

Mr. Nick Norris, Planning Manager, reviewed the Planned Development Ordinance and Process and stated Mayor Jackie Biskupski has asked the Planning Division to review the Salt Lake City Zoning Ordinance with the intent of improving existing processes, removing outdated or unnecessary zoning regulations and to make the zoning ordinance easier to understand and administer. The Planning Commission has identified the Planned Development process as a priority and a section of the zoning ordinance that could be improved. The purpose of this memo and the May 11th briefing is to start the process of identifying issues, concerns, and potential solutions associated with the Planned Development process. This will be the first step in the process to evaluate the Planned Development process. Future steps will include public outreach, an in depth analysis of issues and solutions, and follow up discussions and public hearings with the Planning Commission. Any identified changes and improvements that require changing the zoning ordinance will be decided by the City Council after these steps occur.

The Commission and Staff discussed the following:

- The proposed changes could help with diversifying housing in the different zones.
- Examples where Planned Developments were a benefit to the project.

- Planned Developments tend to benefit larger developments and not smaller ones, so was there something that could benefit a wider variety of projects.
- If the plan could specifically point out a City goal.
- Needed to have measurable elements that could be reviewed.
- Community benefits needed to be included in the ordinance.
- A score that measures the community benefits as part of the process.
- How the current Planned Development process lacked the tools for the Commission to make proper decisions on projects.
- How to address affordable housing with the changes in the ordinance.
- Standards for private streets.
- The next steps for the proposal.

**The meeting adjourned at [6:22:18 PM](#)**