

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**Room 326 of the City & County Building**  
**451 South State Street, Salt Lake City, Utah**  
**Wednesday, June 8, 2016**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:43 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, Michael Gallegos and Clark Ruttinger. Chairperson Emily Drown, Vice Chairperson Andres Paredes Commissioners Matt Lyon, Ivis Garcia and Carolynn Hoskins were excused.

Planning Staff members present at the meeting were Cheri Coffey, Assistant Planning Director; Nick Norris, Planning Manager; Doug Dansie, Senior Planner; Michelle Moeller, Administrative Secretary and Megan DePaulis, Senior City Attorney.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Michael Fife and Clark Ruttinger. Staff members in attendance were Nick Norris, Doug Dansie and Wayne Mills and JP Goates.

The following sites were visited:

- **35-59 S 900 East** - Staff gave an overview of the proposal. The Commission asked what the zoning was of the new project across the street. Staff stated the zoning was changed to RMF 45 when it was built about ten years ago.
- **East Bench** - The Commission toured the East Bench Planning Area.

**APPROVAL OF THE MAY 25, 2016, MEETING MINUTES. [5:34:07 PM](#)**

**MOTION [5:34:12 PM](#)**

**Commissioner Fife moved to approve the May 25, 2016, meeting minutes. Commissioner Bowen seconded the motion. The motion passed unanimously.**

**REPORT OF THE DIRECTOR [5:34:28 PM](#)**

Mr. Nick Norris, Planning Manager reviewed the items the City Council had discussed and adopted at their last meeting.

The Commission and Staff discussed the following:

- The allowable height in the D1 and D4 zones.

Mr. Norris discussed the time extension request for Bishop Place Planned Development at approximately 432 N 300 West.

Mr. Adam Green reviewed the reason for the time extension request and asked the Commission to approve the request.

**MOTION** [5:39:33 PM](#)

**Commissioner Fife stated regarding, PLNSUB2014-00019 & PLNSUB2014-00020 Bishop Place Planned Development, he moved to approve the time extension for the petition. Commissioner Ruttinger seconded the motion. The motion passed unanimously.**

**REPORT OF THE CHAIR AND VICE CHAIR** [5:40:04 PM](#)

Acting Chairperson Gallegos stated he had nothing to report.

[5:41:34 PM](#)

**Master Plan and Zoning Amendment-35-59 S 900 East - A request by Dustin Holt, representing the property owner, to amend the Central Community Master Plan and zoning map for four properties located at the above listed addresses. The purpose of the amendments is to facilitate construction of a new multi-family residential building. Two of the properties are currently zoned RMF-30, Low Density Multi-Family Residential, and the other two properties are zoned RMF-35, Moderate Density Multi-Family Residential. The properties are located within Council District 4, represented by Derek Kitchen. (Staff Contact: Amy Thompson, at (801)535-7281, or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com))**

- a. **Master Plan Amendment - A request to amend the future land use map of the Central Community Master Plan from “Low Medium Density Residential” and “Medium Density Residential” to “High Density Residential” Case Number: PLNPCM2016-00154**
- b. **Zoning Map Amendment - A request to amend the Salt Lake City Zoning Map from RMF-30, Low Density Multi-Family Residential, and RMF-35, Moderate Density Multi-Family Residential to RMF-75, High Density Multi Family Residential for the properties located at 35-59 S 900 East. Although the applicant has requested that the properties be rezoned from RMF-30 & RMF-35 to RMF-75, consideration may be given to rezoning the properties to another zoning district with similar characteristics. Case Number: PLNPCM2016-00155**

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 forward a negative recommendation to the City Council.

The Commission and Staff discussed the following:

- The rezoning for the 9 and 1 building with a Development Agreement.
- If the agreement limited height on the 9 and 1 building.
- Other properties that have had Development Agreements in the city.

Mr. Dustin Holt, Mr. Heath Gregory and Mr. Benjamin Baird, applicants, reviewed the proposal and thanked Staff for all work on the application. They reviewed the history of the property, issues with the property uses, surrounding structures, how to make the proposal fit with the neighborhood, the size of the proposed units and how the project would help fill the void of this type of housing stock in the city. The Applicants discussed who would be renting the units, the materials for the proposal, how the proposal would address the concerns of the neighbors and how the property owner would address issues with the renters. They discussed the zoning, traffic and parking for the proposal.

The Commission, Staff and Applicant discussed the following:

- If RMF 45 zoning was considered.

### **PUBLIC HEARING [6:26:41 PM](#)**

Acting Chairperson Gallegos opened the Public Hearing.

Ms. Ester Hunter, East Central Community Council, reviewed the history of the area and why developing some of the area was difficult. She stated higher density was not always needed to get financing, how the Master Plan addressed the area and that the proposal should fit with the plan. Ms. Hunter stated they were opposed to the proposal and supported the Staff Report.

The Commission and Ms. Hunter discussed the items that were not in the agreement that they would like to see such as lighting and parking. They discussed how the building addressed the street and the balconies on the second floor. Ms. Hunter stated the best scenario was less density and mass.

The following people spoke to the petition: Mr. Ben Lear, Mr. Gordon Campbell, Mr. David Brewer, Ms. Jessica Gilmore, Ms. Peggy Norton, Mr. Steve Fernan, Mr. Ken Kraus, Mr. Jolene Taft, Ms. Cindy Cromer, Ms. Jen Colby, Mr. Brent Hatch, Mr. John Morris, Mr. Wendell Ducan, Mr. Jim Cooper, Mr. Christopher Dee, Mr. Jon Jones, Ms. Silviai Penia, Mr. Jason McAdams and Mr. George Mantes.

The following comments were made:

- The property was great for single people but it was in the wrong location.
- Property would be a negative element in the historic district.
- The proposal did not fit the character of Master Plan for the neighborhood.
- Opposed to the high density of the proposal.
- Proposal would tower over the existing historic neighborhood.
- Proposal would impede on the privacy of the homes on Haxton Place.
- Haxton Place and South Temple should be preserved and sustained for future generations.
- Please honor the Staff recommendation.
- The Developer should develop something that fit the property better.
- This was not the appropriate place for a building such as proposed.
- The project should rise to the level to improve the city as a whole.

- Height of the building and congestion would destroy the historic fabric of the area.
- Current Zoning should be maintained.
- Group homes could be used and should not be destroyed.
- More parking would add to the issues in the area.
- Glad to see Staff exercise caution on Development agreements.
- Would like to see a little denser and taller building.
- Liked the underground parking and setbacks of the proposal.
- Would increase the issues with noise and traffic in the area.

Acting Chairperson Gallegos closed the Public Hearing.

The Applicants stated they would work with the Community Council and neighbors on the specific items they would like addressed. They reviewed how the homes on Haxton Place would view the building, how the view would be mitigated for those residences. The Applicants reviewed the concerns over fitting with the historic nature of the area, the layout of the property and the uses of the outside spaces. They stated they loved the area, the history of the neighborhood and the proposal would fit with the historic nature of the area.

The Commission and Applicant discussed the following:

- The trees that would remain on the property and if the drawings reflected the height of the trees.
- What was depicted in the “Missing Middle” conference and if there was affordable housing aspects in the proposal.
- Options for bigger units and less density.

The Commission and Staff discussed the following:

- What could be constructed on the property under the current zoning.
- If a traffic report was included in the Staff Report.
- The different zoning that could be allowed on the property and what the best option was.
- The two existing projects around the proposal and that the City did not want to continue that pattern of development.

**MOTION [7:26:55 PM](#)**

**Commissioner Bowen stated regarding, PLNPCM2016-00154/00155 Master Plan and Zoning Amendments at 35-59 South 900 East, 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 Amendment. Commissioner Dean seconded the motion.**

The Commissioners discussed why they would and would not vote for the petition.

**The motion passed unanimously.**

The meeting adjourned at [7:29:55 PM](#)