

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

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:16 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, Ivis Garcia, Matt Lyon and Clark Ruttinger. Commissioner Carolyn Hoskins was excused.

Planning Staff members present at the meeting were Nick Norris, Planning Manager; Doug Dansie, Senior Planner; Wayne Mills, Senior Planner; David Gellner, Principal Planner; Anthony Riederer, Principal Planner; Tracy Tran, 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, Angela Dean, Ivis Garcia, Andres Paredes and Clark Ruttinger. Staff members in attendance were Nick Norris, Doug Dansie Tracy Tran, Anthony Riederer and David Gellner.

The following sites were visited:

- **237 South 1000 East** - Staff gave an overview of the proposal. The Commission asked why no fix the zoning to address the split zoning. Staff stated it doesn't change the function of the site and was not necessary.
- **49 South & 51 South 800 East** - Staff gave an overview of the proposal.
- **2425 South 900 East** - Staff gave an overview of the proposal. The Commission asked if the Architects meet with the community. Staff stated yes, multiple times through March and April.
- **200 South State Street** - Staff gave an overview of the proposal. The Commission asked what part of the sign was animated. Staff stated the light may have some motion.

APPROVAL OF THE JUNE 22, 2016, MEETING MINUTES. [5:31:29 PM](#)

MOTION [5:31:36 PM](#)

Commissioner Fife moved to approve the June 22, 2016, meeting minutes. Commissioner Ruttinger seconded the motion. The motion passed unanimously. Commissioners Garcia and Dean abstained from voting as they were not present at the meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:56 PM](#)

Chairperson Drown thanked Commissioners Dean and Bowen for their service on the Commission and presented them awards of service.

Vice Chairperson Paredes stated thanked Commissioners Dean and Bowen for their time on the Commission.

REPORT OF THE DIRECTOR [5:34:38 PM](#)

Mr. Nick Norris, Planning Manager, thanked Commissioners Dean and Bowen for their time and service to the City of Salt Lake.

[5:35:24 PM](#)

10th East Senior Center Subdivision and Planned Development at approximately 237 South 1000 East - A request from Dan Rip, representing Salt Lake City Real Property Management, to authorize a Planned Development for a subdivision that includes a lot that does not have frontage on a public street and approve subdividing the existing parcel. The property is located at the above listed address. No changes are proposed for the site. The Salt Lake City Planning Commission held a public hearing regarding transferring ownership of the Senior Center to Salt Lake County at their February 24, 2016 meeting, while the City will retain ownership of the adjacent park/tennis court property. These petitions are to accommodate the technical requirements to facilitate that transfer. The project is located in Council District Four represented by Derek Kitchen (Staff contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com.) Case number PLNSUB2016-00116 and PLNSUB2016-00084

Mr. Doug Danise, 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. Dan Rip, Salt Lake City RDA, reviewed the purpose of the proposal and the result it would have on the area.

PUBLIC HEARING [5:39:24 PM](#)

Chairperson Drown opened the Public Hearing.

The following people spoke to the petition: Ms. Ester Hunter, Ms. Cindy Cromer and Ms. Sharon Nielson.

The following comments were made:

- There are issues with landscape planters along the abutting properties that need to be addressed before the property was sold to the County.
- The importance of the first right of refusal for the property.
- It was important to make sure one entity could not sell to a private developer.

- All of the property should be zoned PL to clean up the zoning.
- Victory Park was heavily utilized and essential to the neighborhood.

Chairperson Drown closed the Public Hearing.

The Commission, Staff and Applicant discussed the following:

- If the mixed zoning should be addressed prior to sending a recommendation to the City Council.
- It may be a benefit to change the zoning and not wait until the property was developed.

The first right of refusal and why it was not included in the original proposal.

- How the zoning could be changed to PL and if a petition could be initiated by the Planning Commission.
- If there was a public street on the property.
- The issues with the existing retaining wall and ensuring it was addressed for the neighborhood.
- The Commission's ability to apply conditions of approval to a petition.
- The time frame for the first right of refusal.

MOTION [5:53:20 PM](#)

Commissioner Fife moved to initiate a petition to rezone the entire parcel to PL. Commissioner Dean seconded the motion. The motion passed unanimously.

MOTION [5:58:47 PM](#)

Commissioner Dean stated regarding, PLNSUB2016-00084 and 00113 – 10th East Senior Center, based on the information in the Staff Report, public testimony, and discussion by the Planning Commission, she moved that the Planning Commission approve the request with conditions:

1. **The applicant shall record final documents with the Salt Lake County Recorder within 18 months from the date of this preliminary subdivision approval.**
2. **That the Engineering Division analyze any negative effects to abutting properties and remedy any deficiencies prior to turning over the land to the new owner.**

Commissioner Bowen seconded the motion. The motion passed unanimously.

[6:01:10 PM](#)

Tag Townhomes 800 E Planned Development and Minor Subdivision at approximately 49 South & 51 South 800 East - A request by Jordan Atkin for approval of a three (3) unit townhome project. This project is being reviewed as a planned development because the owner is seeking modifications to the zoning standards that would result in reduced lot width and two units that do not have frontage along 800 East. The property is located in the RMF-30 zoning district (Low Density Residential Multi-family) in Council District 4, represented by Derek

**Kitchen. (Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com.)
Case number PLNSUB2016-00041/00043**

Ms. Tracy Tran, Principal 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.

Mr. Jordan Atkin and Mr. Greg Shultz, applicants, addressed the concerns over compatibility with the neighborhood by changing the materials and design.

PUBLIC HEARING [6:06:17 PM](#)

Chairperson Drown opened the Public Hearing.

The following people spoke to the petition: Ms. Cindy Cromer and Mr. Christopher Dee.

The following comments were made:

- No objection to three units on the parcel but objected to the loop hole of a Planned Development that allowed the development to circumvent the ordinance.
- The project did not create a better design for the neighborhood.
- There were options for the proposal that would serve the property better and the proposal could be designed without asking for such substantial relief from the requirements.
- The north side yard needed to be reduced and the street wall tighten up.
- The height was not appropriate for the area.
- The four garages on the shared driveway would create a huge issue.
- The buildings should be made compatible for the area.

Chairperson Drown closed the Public Hearing.

The Commission, Staff and Applicant discussed the following:

- The location and use of the shared driveway on the property.
- The configurations that were reviewed for the development.
- The proposed floor plan.
- How the homes addressed the street.
- The setbacks for the proposal.
- The parking for the proposal.
- The access easement for the property.
- The waste and recycling program for the development.
- The height of the proposal in relation to the current structure.
- The options for the proposal and motion.

MOTION [6:24:07 PM](#)

Commissioner Dean stated regarding, PLNSUB2016-00041 and PLNSUB2016-

00043 - Tag Townhomes 800 East Planned Development and Preliminary Subdivision, based on the information in the Staff Report, public testimony, and discussion by the Planning Commission, she moved that the Planning Commission approve petition PLNSUB2016-00041 and 00043, regarding the Tag Townhomes on 800 East Planned Development. In order to comply with the applicable standards, the following conditions of approval apply:

- 1. The applicant shall comply with all other department/division conditions attached to this staff report.**
- 2. All other applicable zoning standards not modified by the planned development approval shall apply to the development.**
- 3. Final approval authority for the development shall be delegated to planning staff based on the applicant's compliance with the standards and conditions of approval as noted within this staff report.**
- 4. The applicant shall obtain the required demolition permits for the existing buildings.**
- 5. The applicant will work with staff and revise the main floor plan, eliminating the third garage bay on the west end and design living space with windows engaging with the public way.**

Commissioner Bowen seconded the motion. Commissioners Bowen, Parades, Dean, Garcia, Bachman and Fife voted "aye". Commissioner Lyon voted "nay". The motion passed 6-1.

[6:25:52 PM](#)

SLC Sugar House Fire Station 3 at approximately 2425 South 900 East – A request by Blalock and Partners, an architectural firm representing Salt Lake City, for a conditional use approval for a new fire station to be located at the above listed address to the south of the existing Forest Dale Golf Course Clubhouse. The 0.86 acre site is zoned PL-2 (Public Lands) and it is currently vacant. The subject property is within Council District 7, represented by Lisa Adams. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case number PLNPCM2016-00132

Mr. David Gellner, 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 favorable recommendation to the City Council.

Mr. Kevin Blalock, Blalock and Partners, explained how they had orientated the station to the area and asked the Commission for any questions.

[6:34:15 PM](#)

Commissioner Gallegos arrived at the meeting

The Commission and Applicant discussed the following:

- The glass garage doors and blocking the light pollution to the neighborhood.

PUBLIC HEARING [6:35:47 PM](#)

Chairperson Drown opened the Public Hearing.

Ms. Judy Short, Sugar House Land Use Community Chair, stated the Community Council's reviewed the design and materials with the Applicant. She reviewed the different materials proposed for the structure and stated they would like to see contrasting colors. Ms. Short stated the Fire Staff addressed the concerns over noise and light pollution during their meeting. She stated the proposed traffic light would help with the concerns over the sirens, they liked the front façade, additional windows and how the building reflected the neighborhood. Ms. Short stated the only concerns were that the building was too modern, did not reflect the Historic Master Plan for the area and stated the public art could possibly tie the building to the area.

The Commission and Ms. Short discussed if anything was discussed regarding the garage doors. Ms. Short stated the doors were not discussed but there would be ways for the issue to be addressed.

The following people spoke to the petition: Mr. Dave Adams.

The following comments were made:

- Supportive of the fire station but worried about the noise it would create.
- What were the regulations regarding the use of lights and sirens.

Chairperson Drown closed the Public Hearing.

The Commission, Staff and Applicant discussed the following:

- The materials that would be used for the proposal.
- The procedures for using the lights and sirens in the neighborhood.

MOTION [6:46:14 PM](#)

Commissioner Lyon stated regarding, PLNPCM2016-00132 – Salt Lake City Fire Station #3 – Sugar House/Forest Dale Golf Course, based on the findings and information listed in the Staff Report and the testimony and plans presented, he moved that the Planning Commission approve the requested conditional use application subject to conditions one and two listed in the Staff Report. Commissioner Bachman seconded the motion. Commissioner Gallegos abstained from voting. The motion passed unanimously.

[6:47:22 PM](#)

Regent Street Signage at approximately 200 South State Street - A request by Rebecca Delis, project manager on behalf of Utah Property Management Associates and Property Reserve Inc., to create a signage overlay district on the block bounded by 200 South, State Street, 100 South, and Main Street. The intent is to allow for distinct and identifiable signage in support of the cultural and
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commercial development on that block. The amendment will affect sections 21A.46.110 of the zoning ordinance. Related provisions of Title 21A- Zoning may also be amended as part of this petition. The project is located in Council District Four represented by Derek Kitchen (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number PLNPCM2016-00246

Mr. Anthony Riederer, 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 favorable recommendation to the City Council.

The Commission and Staff discussed the following:

- Concerns over animated signs and how it would or would not open the door to issues with other areas or billboards.
 - It was a specific overlay district in a defined area.

The applicants Ms. Rebecca Delis, Ms. Heather Hollister and Mr. Matt, reviewed the proposal and reason for the overlay zone. They stated the signs would enliven the area, draw people in and connect people to the Gallivan Center.

The Commission and Applications discussed the following

- The alley location.
- If the signs would be animated all of the time or only during show times.
- The portions of the signs that would be animated.
- The subject matter of the signs.
- Hours of operation for the retail elements.
- Who would manage the signs?
- The efficiency of the different types of lighting.

PUBLIC HEARING [7:11:50 PM](#)

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

The Commission, Staff and Applicant discussed the following:

- Who regulated the signs and the context?
- Ordinance 21.A.46.20 regarding animated signs.
- Specific language needed to address different types of animation.

MOTION [7:22:46 PM](#)

Commissioner Lyon stated regarding, PLNPCM2016-00246, Regent Street Signage based on analysis of the Staff Report and public comments presented, he moved that the Planning Commission forward a positive recommendation to the City Council regarding petition PLNPCM2016-00246, text changes to amend section 21A.46.110 Sign Regulations of Downtown Districts, and associated provisions of 21A.46, to allow for the creation of a signage overlay district to support the cultural and commercial development on the block

bounded by 200 South, State Street, 100 South, and Main Street. Subject to conditions of in footnote 8 where the sign types may have animated elements as defined in 21A.46.020 limited to lights and lighting, adding language to 21A.46.060a except as authorized by this chapter. Commissioner Fife seconded the motion. The motion passed unanimously.

[7:25:32 PM](#)

RDA Briefing on new Project Areas - Tammy Hunsaker, Redevelopment Agency Project Coordinator, will give the Planning Commission a brief overview of the new redevelopment project areas within Salt Lake City.

Ms. Tammy Hunsaker, RDA, reviewed the new redevelopment project areas in Salt Lake and the plans for those areas.

The Commission and Staff discussed and stated the following:

- The scheduling of the Northwest Quadrant Master Plan and if it would return to the Planning Commission for review.
- Great community outreach for each plan.
- The end of the West Capitol plan and what it meant for Marmalade Block.
- The challenges with the new districts and how those challenges were addressed.
- The State Street Plaza project and its status.
- The significant zone change in the 9th and 9th area.
- Holding a training session on RDA processes and tools.

[7:43:17 PM](#)

East Bench Master Plan and Parley's Way Corridor Plan - A City initiated petition to update the East Bench Master Plan and to develop a specific corridor plan for Parley's Way. The project area is bounded by South Temple and the University of Utah northern property lines to the north, University Street and 1300 East to the west, 1700 South to 2300 East to Parley's Way to the South, and the City boundary to the east. The plans will establish goals and policies related to the future growth and development of the East Bench Community. The project area is located in Council Districts 5 represented by Erin Mendenhall, 6 represented by Charlie Luke, and 7 represented by Lisa Adams. The draft plans can be reviewed at www.slcgov.com/opencityhall. (Staff contact: Wayne Mills at (801) 535-7282 or wayne.mills@slcgov.com.) Case number PLNPCM2014-00139

Mr. Wayne Mills, 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 favorable recommendation to the City Council.

PUBLIC HEARING [7:48:07 PM](#)

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

The Commission and Staff discussed the following:

- The small area plans that would be part of the East Bench Master Plan.
- If the Commission would review the small area plans.

MOTION [7:51:18 PM](#)

Commissioner Dean stated regarding, PLNPCM2014-00139, East Bench Master Plan and Parley's Way Corridor Plan, she moved that the Planning Commission forward a recommendation to the City Council to adopt the East Bench Master Plan and Parley's Way Corridor Plan based on the information presented in the Staff Report, the public involvement process associated with creating the plan, and the testimony and discussion provided during the Planning Commission briefings and public hearings and with the addition of initiative PR2.5 supporting wildlife, initiative PR2.7 day lighting creeks. Commissioner Gallegos seconded the motion. The motion passed unanimously.

The meeting adjourned at [7:54:08 PM](#)