

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

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:09 PM](#). Audio recordings of the Planning Commission Carolyn Hoskins meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Vice Chairperson Andres Paredes; Commissioners Maurine Bachman, Michael Fife, Ivis Garcia, Matt Lyon and Clark Ruttinger. Chairperson Emily Drown and Commissioner Michael Gallegos was excused.

Planning Staff members present at the meeting were Nora Shepard, Planning Director; Nick Norris, Planning Manager; Wayne Mills, Senior Planner; Molly Robinson, Urban Designer; Daniel Echeverria, Principal Planner; Maryann Pickering, Principal Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

No field trip was held.

APPROVAL OF THE JULY 13, 2016, MEETING MINUTES. [5:31:23 PM](#)

MOTION [5:31:29 PM](#)

Commissioner Fife moved to approve the July 13, 2016, meeting minutes. Commissioner Ruttinger seconded the motion. The motion passed unanimously. Commissioners Hoskins abstained from voting as she was not present at the meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:57 PM](#)

Vice Chairperson Paredes stated he had nothing to report.

REPORT OF THE DIRECTOR [5:32:00 PM](#)

Ms. Nora Shepard, Planning Director, reviewed the status for new Planning and Historic Landmark Commissioners.

[5:32:50 PM](#)

Church of Scientology Conditional Use at approximately 709 E. South Temple Street - A request by A.J. Green of Ray Quinney & Nebeker, P.C. representing The Church of Scientology for conditional use approval to operate a place of worship (less than four acres in size) within an existing office building located at the above listed address. The subject property is located in RO (Residential Office) zoning district and is located in Council District 3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801)535-7660 or maryann.pickering@slcgov.com). Case number: PLNPCM2016-00348

Mr. Nick Norris, Planning Manager, 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. A.J. Green of Ray Quinney & Nebeker, reviewed the proposal and the renewal process.

The Commission and Applicant discussed the following:

- If the structure would be modified.

PUBLIC HEARING [5:35:35 PM](#)

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

MOTION [5:36:10 PM](#)

Commissioner Fife stated regarding, Church of Scientology Conditional Use PLNPCM2016-00348, based on the plans submitted, the Staff Report and testimony provided, he moved that the Planning Commission approve the petition with no conditions of approval because no detrimental or adverse impacts have been identified related to the proposal. Commissioner Ruttinger seconded the motion. The motion passed unanimously.

[5:37:37 PM](#)

TSA Zoning District Text Changes - A request by the Salt Lake City Council to review and modify the zoning regulations for the TSA Zoning District. The TSA Zoning District is located along North Temple between 400 West and 2200 West and along 400 South between 200 East and 900 East. The Planning Division will provide on update on the proposed changes, the process to make the changes and the timeline. The list of possible changes include:

- Clarifying what land uses are allowed in the zone;
- Reviewing and changing how far buildings can be setback from the street along 400 South;
- Clarifying what types of uses are allowed on the ground floor of buildings;
- Modifying design standards related to overall building size, street level design, building materials, parking garage design, mid-block walkways and other design standards;
- Modifying the approval process and development guidelines to further incentivize affordable housing, higher quality development and other related issues; and
- Minor changes to other sections of the TSA zoning district or other related provisions in the zoning ordinance.

Information can be found and comments regarding this proposal may be found at www.slcgov.com/opencityhall or on the Planning Division website at www.slcgov.com/planning. (Staff contact is Daniel Echeverria at (801)535-7165 or

daniel.echeverria@slcgov.com) Case Number PLNPCM2016-00522

Mr. Daniel Echeverria, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff would like the Planning Commission's input on the direction of the general Transit Station Area zoning changes.

The Commission and Staff discussed the following:

- The results of the survey.
- Entrance spacing and how to activate the streetscape.
- The detriments to additional entrances on a building.
- The purpose of TSA zoning and how to encourage more walkability.
- The need to build and activate the streets.
- If there were measurements of density for the different areas of the city.
- The ideal density for different areas in the city.
- Less space between business entrances on 400 South made sense.
- The options for active uses on the ground floor.
- The percentage of TSA zoned properties that were redeveloped since the TSA zone was implemented.
- Preferred materials for structures in the TSA zone.
- If there were reasons to not aggressively require the use of quality materials.
- Allowing flexibility and have a variety of building designs.
- The setbacks, landscaping, and trees for TSA zoning.
- How the setbacks would affect the parking or garages for the structures.
- How to break up the length of developments
- Were midblock walkways unique to Salt Lake or were there other areas that had similar issues.
- Require the midblock walkway and provide an offset for it.
- The point value for affordable housing and if it was enough of an incentive.
- The point system for petitions and how developments were rated.
- How to encourage affordable housing by giving more points.
- How to address affordable housing in some areas.
- The bicycle amenities requirement.

[6:39:21 PM](#)

Planned Development Ordinance Text Changes - A request by the Salt Lake City Planning Commission to review and modify the Planned Development Ordinance. The Planned Development Ordinance is found in chapter 21A.55 of the Salt Lake City Zoning Ordinance. The purpose of the Planned Development

Ordinance is to encourage the efficient use of land and resources, promote greater efficiency in public and utility service and encourage innovation in the planning and building of all types of development. The Planning Commission has the authority to modify development regulations for projects that meet the purpose and objective of the Planned Development Ordinance. The Planning Division will provide an update on the proposed changes, the process to make the changes and the timeline. The list of possible changes include:

- Changing the list of objectives and clarifying what types of strategies may be used to achieve each objective;
- Modifying the standards of the review that are used to determine if the objectives are met;
- Clarifying and modifying the authority of the Planning Commission;
- Consideration of modifying the review process;
- Consideration of adding standards for private roadways; and
- Other changes that are identified throughout the review process of the Planned Development Ordinance.

Information can be found and comments regarding this proposal may be found at on the Planning Division website at www.slcgov.com/planning/planning-current-projects under the current initiative tab. (Staff contact: Wayne Mills at (801)535-7165 or wayne.mills@slcgov.com)

Mr. Wayne Mills, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Planning Staff was asking the Planning Commission to provide direction on how the amendments to the Planned Development ordinance could be as useful as possible in their decision making process.

The Commission and Staff discussed the following:

- The objectives of the Planned Development process.
- The Commission's purview in the process.
- How to address affordable housing in these developments.
- The definition of a historic landscape.
- Giving incentives for projects that meet more than one objective and allowing more Administrative Approval of these projects.
- How to address roadways that are also used as driveways.

MOTION [7:09:47 PM](#)

Commissioner Lyon motioned to initiate a petition to modify the Planned Development process. Commissioner Fife seconded the motion. The motion passed unanimously.

[7:11:44 PM](#)

Revisions to the Conditional Building and Site Design Review Program - Since 2012, there has been a steady increase in the number of projects that have either been required to submit to the CBSDR process or an applicant has chosen to submit to the process. The increase in applications has highlighted several issues with the CBSDR process related to the application and administration.

The purpose of this revision is to address problems related to application and administration of the Conditional Building and Site Design Review process and standards. Staff will brief the Planning Commission on the scope of this work and ask the Planning Commission for their insights on the issues. (Staff contact: Molly Robinson (801) 535-7261 or molly.robinson@slcgov.com)

Ms. Molly Robinson, Urban Designer, reviewed the petition as presented in the Staff Report (located in the case file). She stated Planning Staff was asking the Planning Commission to provide direction and comments on the proposal.

The Commission and Staff discussed the following:

- More standards to apply to the projects.
- The issues of tying the proposals to the Master Plan.
- Look at social mixing, different incomes, more diversity in housing and businesses.
- Ways to tie the criteria to the review process.
- How mass and scale are measured.
- How to apply the ordinance to various types of developments.
- The timeline for the petition.

The meeting adjourned at [7:43:18 PM](#)