

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, September 14, 2016

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:05 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

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

Planning Staff members present at the meeting were Nick Norris, Planning Manager; John Anderson, Senior Planner; Jonathan Goates, Principal Planner; Tracy Tran, Principal Planner; Christopher Lee, Associate Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Ivis Garcia, Carolyn Hoskins and Sarah Urquhart. Staff members in attendance were Nick Norris, Jonathan Goates and Christopher Lee.

The following sites were visited:

- **38 W 1700 South** - Staff gave an overview of the proposal. The Commission asked how long the home had been vacant. Staff stated the Applicant would have to answer that question. The Commission asked if the requested modification included setback reduction and height. Staff stated yes, also some design modification, parking and a grade change of four feet.
- **25 S 1000 W** - Staff gave an overview of the proposal. The Commission asked if the City would retain ownership. Staff stated yes, but property owners would have exclusive use. The Commission asked if the gate was already up. Staff stated yes, but it would have to be permitted.

Chairperson Lyon reviewed the changes to the agenda. He thanked former Commissioner Mike Fife for his time on the Commission and his activism in the City.

The Commissioners thanked Mike Fife for his time on the Commission and dedication to the City of Salt Lake and thanked him for his influence.

Mr. Mike Fife thanked the Staff, Commissioners old and new and the City administration for all the work in Planning and the public for their input in the process. He stated he was grateful for the time he served on the Commission and the experience he has had during his time on the Commission.

Mr. Nick Norris thanked Mike for his service on the Commission and stated he left some big shoes to fill and Salt Lake was a better place because of his service.

[5:34:54 PM](#)

APPROVAL OF THE AUGUST 24, 2016, MEETING MINUTES. Postponed to next meeting.

[5:35:20 PM](#)

REPORT OF THE CHAIR AND VICE CHAIR

Chairperson Lyon stated he had nothing to report.

Vice Chairperson Hoskins stated she had nothing to report.

[5:35:31 PM](#)

REPORT OF THE DIRECTOR

Mr. Nick Norris, Planning Manager, reviewed the upcoming issues that would be brought before the Commission and stated if Commissioners knew they were going to be absent to let Staff know to ensure a quorum would be present at upcoming meetings.

REHEARING (due to noticing error) - Sugarmont Apartments at approximately 2189 S McClelland Avenue - A request by Jeff Vitek, representing Boulder Ventures, for the approval of a Planned Development and Conditional Building and Site Design in order to construct a 352 unit multi-family residential development at the above listed address. The property is located in the CSHBD1 Sugar House Business District. The properties are located within Council District 7, represented by Lisa Adams. (Staff Contact: John Anderson at (801)535-7214, or john.anderson@slcgov.com)

- a. **Conditional Building and Site Design - The applicant has made a request for Conditional Building and Site Design approval for the proposed project as the Zoning Ordinance requires that any structure in the CSBHD1 Sugar House Business District that exceeds 50 feet or 20,000 square feet must be approved through this process. Case number PLNPCM2015-00847**
- b. **Planned Development - The applicant has also made a request to modify two requirements of the Zoning Ordinance. These modifications must be approved as a Planned Development. The two requests would only affect a portion of the south facade of a building located near the intersection of McClelland Street and Sugarmont Drive. The first request is to exceed the maximum front yard setback along Sugarmont Drive. The second request is that the building not be required to step back the building facade 15 feet after it rises higher than 30 feet in height. Case number PLNPCM2016-00511**

The Commission and Staff discussed the issue as to why the item was being reheard and how to address the Public Hearing.

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 approve the petition as presented.

The Commission and Staff discussed the following:

- If there were any changes to the proposal from the previous meeting.

Mr. Robert Miller, architect, updated the Commission on the meetings with the City regarding the trail systems and project interaction. He stated they were working on the way finding signage and other aspects of the project.

PUBLIC HEARING [5:47:50 PM](#)

Chairperson Lyon opened the Public Hearing.

Ms. Judy Short, Sugar House Community Council, stated the community council wanted the project to work with the trails, would like to see the walkway completed before the certificate of occupancy was issued, the fence should be removed, and glad UTA reviewed the design. She stated they would like the project to include more parking for retail as 72 parking spaces were being removed and not replaced. Ms. Short stated signage was a must, like that the power poles would be buried and the public passage but retail services should be included. Ms. Short stated the building was too tall, the Community Council would like to see more than one building with a look that each building was constructed at various times and there should be more interaction with the street. She stated the alignment of the tunnel should reflect the Granite Furniture right of way and the proposal should include affordable housing. Ms. Short stated all projects should have affordable housing, the project looks great and keeps improving with each review.

The following people spoke to the petition: Mr. George Chapman.

The following comments were made:

- Please deny the project.
- Putting in the street made Elm Street a major thorough fair.
- Could not mitigate the impacts to the neighborhood.
- The project would destroy the use of the park.
- Should have retail as required by the ordinance.
- Did not promote walkable communities.

Chairperson Lyon closed the Public Hearing.

The Commission, Staff and Applicant discussed the following:

- The fence on the north end of the property.

MOTION [5:59:35 PM](#)

Commissioner Gallegos stated regarding, PLNPCM2015-00847 and PLNPCM 2016-00511, Sugarmont Apartments Planned Development and Conditional Building and Site Design Review, based on the information in the Staff Report, public testimony, and discussion by the Planning Commission, he moved that the

Planning Commission approve the Planned Development and Conditional and Building Site Design Review request with the applicable standards conditions one through ten, as listed in the Staff Report, apply. In addition assure there was a twenty foot unobstructed walkway in the center, with the addition that the path be ten feet and the way finding signage be included. Commissioner Paredes seconded the motion. The motion passed unanimously.

[6:01:28 PM](#)

Richards Street Condos Planned Development and Conditional Building & Site Design Review at approximately 38 W 1700 South – James Alfandre, is requesting approval from the City to develop a proposed 32-unit condominium project at the above listed address. The applicant is requesting Planned Development approval for moderation of certain required zoning standards related to side yard setbacks, building height, grade changes and parking. The development also requires Conditional Building and Site Design Review for certain height, setback, and ground floor glass requirements. Currently the four parcels contain three abandoned single family structures and a vacant lot. The properties are zoned CB Community Business District and CC Corridor Commercial District. The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: JP Goates at (801)535-7236 or jp.goates@slcgov.com.)

- a. **Planned Development** – The requested Planned Development approval is for relaxation of certain requirements including an additional five feet of height to 35 feet in the CB district, less than 15 foot side yard setback in the CC district, grade changes over four feet in a required yard, and application CB parking requirement for units lying in the CB and CC districts. Case number: PLNSUB2016-00421
- b. **Conditional Building & Site Design (CBSD) Review** – The applicant is also requesting approval through the CBSD process for 35 feet in height in the CC district, building gross square footage over 15,000 square feet, and ground floor glass that is less than 25%. Case number: PLNPCM2016-00422

Mr. Jonathan Goates, 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.

The Commission and Staff discussed the following:

Mr. James Alfandre, architect, and Mr. Sean Barren reviewed the design, how the proposal fit the neighborhood, the size and look of the building, the materials, affordability of the units, and asked the Commission for questions or comments.

The Commission and Applicant discussed the following:

- The price range for the project
- How long the existing home had been vacant on the property.

PUBLIC HEARING [6:11:11 PM](#)

Chairperson Lyon opened the Public Hearing.

The following people spoke to the petition: Mr. Hasen Cone, Mr. Nick Hansen, Mr. David Wheeler and Mr. Paul Svenson.

The following comments were made:

- Thrilled for the development of the property.
- Would help to clean up the area and lessen the crime.
- Would create a new movement for the area.
- Concerned with the development setback and height of the building.
- What did this open the door for with future developments.
- The setbacks should be retained.
- The feel and look of the neighborhood should be preserved and protected.

Chairperson Lyon read the following cards

- Ms. Camilla Hansen - supported the proposal, improve the neighborhood (visually safer), less crime/ trespassing, invites a community felling instead of neglect and dangerous activities.

- Ms. Teri Rosquist – This redevelopment will help lower drug and crime in the areas. The neighborhood has been needing a facelift for quite some time.

Chairperson Lyon closed the Public Hearing.

The Commission, Staff and Applicant discussed the following:

- The response from the Community Council.
- The setbacks and landscaping for the proposal.
- The traffic pattern and speed limit for the area.
- Visitor parking for the proposal.
- The letter of support from the Community Council.
- The retaining wall location and height.
- The cost of the units in the proposal.
- The portion of the building that was underground.
- The parking entrance locations.
- Why the additional height was needed for the proposal.
- The parking for the proposal.
- The recycling program for the property.
- How the crime would be prevented in the area.
- The amount of glass on the different sides of the building.
- How to break the wall on the West side of the proposal.

MOTION [6:36:35 PM](#)

Commissioner Urquhart stated regarding, PLNPCM2016-00421 and PLNPCM2015-00422 Richards Street Condos Planned Development and Conditional Building

and Site Design Review, based on the information in the Staff Report, public testimony, and discussion by the Planning Commission, she moved that the Planning Commission approve petitions PLNSUB2016-000421 and PLNPCM2016-00422, regarding the Richards Street Condos Planned Development and Conditional Building and Site Design Review requests. Subject to conditions one through five as listed in the Staff Report. Commissioner Gallegos seconded the motion. The motion passed unanimously.

[6:38:10 PM](#)

Alley Closure at approximately 25 S 1000 W - Justin Ellis, representing Freeman Ventures LLC which owns the parcel at the above listed address, is requesting the closure of an alley located along the north property line of his parcel and also adjacent to ten other parcels. The alley closure will be accomplished via a lease agreement between the applicant and the City with the City maintaining ownership of the alley and the utilities beneath it. The City will be able to access the alley for maintenance and repair of the utilities. The Planning Commission is required to transmit a recommendation to the City Council for alley closure requests. (Staff contact: Christopher Lee (801)535-7706 or christopher.lee@slcgov.com.) Case number: PLNPCM2016-00368

Mr. Christopher Lee, Associate 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 Planning Commission.

The Commission and Staff discussed the following:

- How the alley would be physically closed.
- Who would have access to the alley and who would own the property?
- The location of the gate/fence.
- Who would maintain the property?

PUBLIC HEARING [6:46:29 PM](#)

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

MOTION [6:47:00 PM](#)

Commissioner Gallegos stated regarding, PLNPCM2016-00368: **Alley Closure at approximately 25 S 1000 W (23 S 1000 W)**, based on the findings and analysis in the Staff Report, testimony, and discussion at the public hearing, he moved that the Planning Commission transmit a positive recommendation for the alley closure to the City Council with the conditions one through three as listed in the Staff Report. Commissioner Hoskins seconded the motion. The motion passed unanimously.

[6:48:48 PM](#)

Small Scale Food Production Text Amendment - A request by the City Administration to create a definition(s) and land use classification(s) for small

scale food production uses, such as commissary kitchens and artisan food production. As part of this project the city is also reviewing whether the proposed uses are compatible with other uses allowed in the commercial and other related zoning districts. The purpose of this proposed change is to support locally owned businesses and smaller scale food production in the City. The proposed changes might affect sections 21A.33 Land Use Tables and 21A.62 Definitions. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com.) Case number: PLNPCM2015-00819

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 forward a favorable recommendation to the City Council.

The Commission and Staff discussed the following:

- The location of these businesses and if parking issues would arise when next to other restaurants.
- The parking requirement for the proposal.
- The definition of small scale.
- The zoning areas where these uses would be appropriate.

PUBLIC HEARING [7:02:26 PM](#)

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

The Commission and Staff discussed the following:

- The concern over the hours of operation for these businesses.
- How the size of these types of uses would be regulated.

MOTION [7:04:22 PM](#)

Commissioner Gallegos stated regarding, PLNPCM2015-00819 – Small Scale Food Production Text Amendment, based on the information in the Staff Report and the discussion heard, he moved that the Planning Commission transmit a positive recommendation to the City Council regarding petition PLNPCM2015-00819, text amendments that address small-scale food production in the City. Commissioner Garcia seconded the motion. The motion passed unanimously.

[7:05:30 PM](#)

Mick Riley Golf Course Surplus Property Exchange at approximately 473 E Vine Street - Salt Lake City seeks to convey nine significant parcels of real estate located within the Mick Riley Golf Course at the address listed above to Salt Lake County, pursuant to Municipal Code section 2.58.040. This is part of the Interlocal Cooperation Agreement between Salt Lake City and Salt Lake County dated December 22, 2015. The purpose of declaring the property surplus is so that the City can complete a land exchange with Salt Lake County. The City would be exchanging this land for other County owned land that has been deemed more

useful for City purposes. (Staff contact: Christopher Lee (801)535-7706 or christopher.lee@slcgov.com.) Case number: PLNPCM2016-00053

[7:05:25 PM](#)

Commissioner Gallegos recused himself for the remainder of the meeting.

Mr. Christopher Lee, Associate Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated the Commission was not required to make a motion on the petition however, a Public Hearing was required under the ordinance.

Mr. Dan Ripp, RDA reviewed the properties in the agreement and what the City was getting in exchange for these parcels.

The Commission and Staff discussed the following:

- What was currently located on the property?

PUBLIC HEARING [7:10:50 PM](#)

Chairperson Lyon opened the Public Hearing.

The following people spoke to the petition: Mr. Peter King and Ms. Kathleen Stanford.

The following comments were made:

- Would the City continue to own property on the Golf Course?
 - The county would have control and ownership of the golf course.
- What would happen to the buildings on the property?

Chairperson Lyon closed the Public Hearing.

The meeting adjourned at [7:13:18 PM](#)