

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**Room 126 of the City & County Building**  
**451 South State Street, Salt Lake City, Utah**  
**Wednesday, August 28, 2013**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:58:14 PM](#). Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Planning Commission meeting were: Vice Chair Emily Drown; Commissioners Michael Fife, Bernardo Flores-Sahagun, Clark Ruttinger, Marie Taylor, Matthew Wirthlin and Mary Woodhead. Chairperson Michael Gallegos; and Commissioners Lisa Adams and Angela Dean were excused.

Planning Staff members present at the meeting were: Joel Paterson, Planning Manager; Janice Lew, Senior Planner; Casey Stewart, Senior Planner; Thomas Irvin, Principal Planner; Daniel Echeverria, Principal Planner; Michelle Moeller, Senior Secretary and Paul Nielson, City Land Use Attorney.

**FIELD TRIP NOTES:**

A field trip was held prior to the work session. Planning Commissioners present were: Michael Fife, Bernardo Flores-Sahagun, Emily Drown and Marie Taylor. Staff members in attendance were Joel Paterson, Casey Stewart, Thomas Irvin and Daniel Echeverria.

The following locations were visited:

- 2816 S. Highland Drive
- Various monument signs along State Street as an example of the proposed Zoning Ordinance text amendment to be considered as part of PLNPCM2013-00197

**APPROVAL OF THE MINUTES FROM THE August 14, 2013 MEETINGS**

**MOTION** [5:58:36 PM](#)

**Commissioner Fife made a motion to approve the August 14, 2013, meeting minutes. Commissioner Wirthlin seconded the motion. The motion passed unanimously.**

**REPORT OF THE CHAIR AND VICE CHAIR** [5:58:53 PM](#)

Vice Chairperson Down stated she had nothing to report at this time.

**REPORT OF THE DIRECTOR [5:58:58 PM](#)**

Mr. Joel Paterson, Planning Manager, reviewed the Planning Commission cases that have been appealed (Parley's Meeting House, Rose Park Fence and the Brew HaHa Tavern) and that elections for Chair and Vice Chair would be held at the September 11 meeting.

**PUBLIC HEARINGS [5:59:57 PM](#)**

**[2816 South Highland Commercial Office Building](#) - at approximately 2816 and 2818 South Highland Drive, Highland Partners is requesting approval from Salt Lake City to construct a two story 9,582 square foot office building. The land currently has two single family homes on it and is zoned Residential/Business (RB). Demolishing residential structures for a commercial building in the RB zone requires Conditional Use review. In order to modify the required setbacks and certain design standards, the applicant is also seeking Planned Development approval. The property is within Council District 7 represented by Soren Simonsen (Staff contact: Thomas Irvin at (801) 535-7932 or [Thomas.irvin@slcgov.com](mailto:Thomas.irvin@slcgov.com))**

- a. **PLNPCM2013-00450 Conditional Use - a request for conditional use approval to demolish two single family dwellings and replace with a retail building in the RB zoning district.**
- b. **PLNSUB2013-00455 Planned Development - a request for planned development approval for the proposed retail building that seeks modification of building setback requirements and certain design standards of the RB zoning district.**

Mr. Thomas Irvin, 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 parking requirement for the area and the encroachment of the parking on the corner side yard. They reviewed the letter from the Community Council regarding the triangle parcel and the concern over the landscaping. Staff reviewed the triangle parcel and stated it was not part of the proposal or the Planning Commission's purview in regards to the proposal.

Mr. Phil Winston, Applicant, reviewed the proposal and the landscaping plan. He stated they would landscape and maintain the triangle parcel that was a concern of the neighbor and reviewed the materials for the proposed building.

The Commission discussed the lack of a pedestrian entrance from Highland Drive. The Commission and Staff discussed the entrances to the building and how the building

addressed the street. The Applicant stated the building was designed for the tenant on the upper level and the main floor had not yet been rented. Staff stated the entrances met the standards in the ordinance.

The Commission asked if a food establishment would be allowed on the first floor. Staff reviewed the allowable uses and stated the upstairs tenant (orthodontist) would like the lower level to be similar to his own business. The Applicant reviewed the restrictions in infrastructure that would not allow a large restaurant on the first floor, such as the lack of grease traps however; a small deli or coffee shop could occupy the lower level.

**PUBLIC HEARING** [6:16:42 PM](#)

Vice Chairperson Drown opened the Public Hearing.

Ms. Judy Short, Community Council, stated they support the project and it would be an asset to the area. They supported the landscaping of the triangle as it would be an improvement to the area as well. Their only concern was the use on the first floor and would hope it would be a dentist office as well.

The following person expressed concern over the petition: Bonnie Veil

The following comments were made:

- This was to be a professional building
- Traffic pattern on the street would be affected
- Increase in traffic in the area would make it more difficult to get into the neighborhood and in and out of the business
- Renters of the facility were a concern

Vice Chairperson Drown closed the Public Hearing.

The Applicant, Staff and Commission discussed the traffic pattern for the project and the ingress and egress for the proposal. They reviewed the retail shops allowed in the area and different commercial uses that could be in the building. It was stated that the Orthodontist would like a dentist in the lower level.

The Commission and Staff discussed if the Applicant would prefer to vacate Charleston and the process it would take to vacate it. The Applicant stated they did not want to vacate the street but would like to have a finished corner with landscaping.

**MOTION** [6:27:50 PM](#)

Commissioner Woodhead stated as to Conditional Use petition PLNPCM2013-00450 and Planned Development application PLNSUB2013-00455, based on the findings listed in the Staff Report and the testimony heard, she move that the Planning Commission approve the proposed Conditional Use and Planned Development request to allow a flat roofed structure and modify the building setback requirements with the conditions listed in the Staff Report and the question and responses between Staff, the Applicant and the Commission during the meeting. Commissioner Taylor seconded the motion. The motion passed unanimously.

[6:29:15 PM](#)

**Marmalade Lofts at approximately 737 North 300 West RECONSIDERATION for change in design** - Nathan Anderson of Marmalade District, LLC requests approval from the City to develop a single family attached residential project located at the above address. Currently the land is vacant. This type of project must be reviewed as a Planned Development and Preliminary Subdivision Plat. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com). Case numbers PLNSUB2012-00562 and -00642).

- a. **Planned Development (PLNSUB2012-00562)** - a request for modification of building design and public street frontage requirements of the Mixed Use (MU) zoning district.
- b. **Preliminary Subdivision Plat (PLNSUB2012-00642)** - a request for preliminary approval of the related subdivision plat for the new residential lots.

Mr. Casey Stewart, Senior Planner reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff's was recommending the Planning Commission approve the petition as modified as presented.

The Commission and Staff discussed the different concerns raised by Commissioners at earlier meetings and if they had all been addressed.

Mr. Nathan Anderson, Applicant, reviewed the issues with maintaining the alley way and why the proposal needed to be readdressed. He reviewed the plans the RDA had for the alley way and how in the future the property would address the alley. Mr. Anderson reviewed the sidewalks on the property, the landscaping and the lighting for the proposal.

**PUBLIC HEARING** [6:39:45 PM](#)

Vice Chairperson Drown opened the Public Hearing seeing there was no one in the audience to speak for or against the petition. Vice Chairperson Drown closed the Public Hearing.

**DISCUSSION** [6:39:59 PM](#)

The Commission and Applicant discussed the possibility of a balcony on top of the overhang and the fact that it would be another outlook to the street. The Applicant reviewed why they did not want balconies on the third floor, due to the cost. The Commission discussed if the plan met the standards, if it was good for the area and if changes to the way the buildings were orientated to the street was an issue.

**MOTION** [6:44:40 PM](#)

**Commissioner Fife state regarding Plan Development second revision PLNSUB2012-00562, he moved that the Planning Commission approve the petition based on the second revision drawings as reflecting in the drawings dated August 22 from Casey Stewart, the information in the various Staff Reports and Memos and the information presented and in previous meetings.**

The Commissioners discussed if the Preliminary Subdivision Plat, PLNSUB2012-00642, needed to be reapproved. Staff stated it did not need to be reapproved as it was approved prior and essentially created the lots.

**Commissioner Wirthlin seconded the motion. Commissioners Wirthlin, Flores-Sahagun, Woodhead and Fife voted “aye”. Commission Taylor and Ruttinger voted “nay”. The motion passed 4-2.**

[6:46:22 PM](#)

**Monument Sign Height in Manufacturing Zones - Yesco, represented by Deanne Leatherman, is requesting the City adopt new zoning regulations in order to change the maximum allowed monument sign height from 10 feet to 20 feet in manufacturing zoning districts. The proposed regulation changes will affect sections 21A.46.100 of the Zoning Ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. This type of proposal must be reviewed as a Zoning Text Amendment. Staff contact is Daniel Echeverria at 801-535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com). Case Number PLNPCM2013-00197.**

Mr. Daniel Echeverria, Principal Planner reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff's was recommending the Planning

Commission forward a favorable recommendation to the City Council regarding the petition as presented.

The Commission and Applicant discussed the zoning around the fairgrounds. They discussed if they needed to address electronic signs in this petition. Staff referred to the current issues being addressed by the City Council regarding electronic signs. They discussed the type of lighting allowed on the signs in these areas.

Mr. Ken Rudy, Price Reality and Mr. Jeff Krantz, YESCO, reviewed the purpose of the request and that the proposed sign were very popular in the manufacturing zoning because the buildings are very large and the proposed size of sign stands out.

**PUBLIC HEARING [6:56:40 PM](#)**

Vice Chairperson Drown opened the Public Hearing seeing there was no one in the audience to speak for or against the petition. Vice Chairperson Drown closed the Public Hearing.

The Commission stated the proposal made sense for the area.

**MOTION [6:57:38 PM](#)**

**Commissioner Woodhead as to Zoning Text Amendment PLNPCM2013-00197, based on the findings listed in the Staff Report, testimony and plans presented, She moved that the Planning Commission transmit a favorable recommendation to the City Council to adopt the proposed Zoning Ordinance Text Amendment to modify the monument sign regulations for the Manufacturing Zoning Districts. Commissioner Taylor seconded the motion. The motion passed unanimously.**

[6:58:59 PM](#)

**[Demolition of Historic Buildings Ordinance Revisions](#) – Salt Lake City Mayor Ralph Becker is requesting that the City adopt new regulations that will clarify how proposed demolitions of landmark sites and contributing buildings in local historic districts will be evaluated and the process for approving or denying a demolition request. This proposal will generally affect section 21A.34.020 of the Zoning Ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. If adopted, the proposed changes would apply to all City designated Landmark Sites and contributing buildings in local historic districts. (Staff contact: Janice Lew at 801-535-7625 or [janice.lew@slcgov.com](mailto:janice.lew@slcgov.com)). File number: PLNPCM2009-00014.**

Ms. Janice Lew, Senior Planner reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff's was recommending the Planning Commission forward a favorable recommendation to the City Council.

The Commission and Staff discussed the up to date inventory of the City and how applications were addressed, how it was determined if a structure was contributing or non-contributing. The Commission stated sometimes it was difficult to know if a building was in a historic district or not. Staff stated the historic nature of a structure was listed on the title for the structure.

The Commission and Staff discussed how the demolition fund worked, who would determine what the funds were used for and if there were limitation on what the funds could be used for. Staff stated the use of the funds was not defined yet but the intent would be to help restore historic properties in Salt Lake City. It was stated that the City Council would determine the use of the funds.

**PUBLIC HEARING** [7:06:46 PM](#)

Vice Chairperson Drown opened the Public Hearing seeing there was no one in the audience to speak for or against the petition. Vice Chairperson Drown closed the Public Hearing.

**MOTION** [7:07:22 PM](#)

**Commissioner Fife as to petition PLNPCM2009-00014 Demolition of Historic Buildings Zoning Text Amendment, based on the findings listed in the Staff Report, he moved that the Planning Commission transmit a favorable recommendation to the City Council relating to this request. Commissioner Taylor seconded the motion. The motion passed unanimously.**

**The meeting adjourned at** [7:08:07 PM](#)