

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, October 11, 2017**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:07 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Weston Clark, Commissioners Maurine Bachman, Matt Lyon, Andres Paredes, Clark Ruttinger, Brenda Scheer and Sara Urquhart. Vice Chairperson Ivis Garcia and Commissioners Emily Drown and Carolynn Hoskins, were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; David Gellner, Principal Planner; Jonathan Goates, Principal Planner, Chris Lee, Principal Planner; Tracy Tran, Principal Planner; Deborah Severson, Administrative Secretary and Paul Nielson, Senior City Attorney.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Weston Clark, Clark Ruttinger and Maurine Bachman. Staff members in attendance were David Gellner and John Anderson.

- **1255 West 400 South** - Staff gave an overview of the proposal and oriented the Commission to the area.
- **1250 South 1100 East** - Staff gave an overview of the proposal and the reasoning for the request. The Commission asked what the setback would be along the street. Staff stated it was approximately sixty feet on 400 S and forty feet on Concord.

**REPORT OF THE CHAIR AND VICE CHAIR [5:31:11 PM](#)**

Chairperson Clark stated he had nothing to report.

**REPORT OF THE DIRECTOR**

Mr. Nick Norris, Planning Director, updated the Commission on items the City Council was working on such as the City's Housing Plan, Zoning Ordinance changes and the role the Planning Commission would have in the approval process.

**APPROVAL OF THE SEPTEMBER 27, 2017, MEETING MINUTES. [5:34:13 PM](#)**

**MOTION**

Commissioner Urquhart moved to approve the September 27, 2017, meeting minutes. Commissioner Ruttinger seconded the motion. Commissioners Bachman, Garcia, Ruttinger, Scheer and Urquhart voted "aye". Commissioner Paredes and Lyon abstained from voting as they were not present at the subject meeting. The motion passed unanimously.

[5:35:27 PM](#)

**Expansion of L&T Automotive Repair at approximately 1255 W 400 S - Vunga Angakehe** of KFM Construction, on behalf of the property owner, is requesting a conditional use review and a conditional building and site design review to construct an addition to an existing automotive repair shop at the above listed address. Automobile repair (minor) is a conditional use in the CN zone and the applicant is seeking relief from the maximum setback requirements in the CN zone by pursuing the conditional building and site design review. As mentioned, the subject property is located in the CN (Neighborhood Commercial) zoning district and is located in Council District 2, represented by Andrew Johnston. (Staff contact: Chris Lee at (801)535-7706 or [chris.lee@slcgov.com](mailto:chris.lee@slcgov.com).) Case numbers: PLNPCM2017-00284 and PLNPCM2017-00486 (Administrative matter)

Mr. Chris Lee, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the petition as presented.

Mr. Vunga Angakehe, applicant, reviewed the history and reasoning for the proposal. He asked the Commission to approve the petition as presented.

The Commission and Applicant discussed the following:

- The setbacks for the proposal.
- The communication and public outreach for the proposal.

#### **PUBLIC HEARING** [5:42:50 PM](#)

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

The Commission, Applicant and Staff discussed the following:

- If noise would be increased with the construction of the addition.
- The regulations for sound and noise levels.
- Other options for the placement of the building and why the proposed location was chosen.

#### **MOTION** [5:47:04 PM](#)

Commissioner Ruttinger stated regarding Expansion of an Existing Auto Body Shop at 1255 W 400 S, based on the information in the Staff Report, the information presented, and the input received during the public hearing, he moved that the Commission approve PLNPCM2017-00284 (conditional use) and PLNPCM2017-00486 (conditional building and site design review) for the expansion of an existing auto body shop at 1255 W 400 S with the conditions listed in the Staff Report. Commissioner Bachman seconded the motion. Commissioners Bachman, Lyon, Paredes, Ruttinger, Scheer and Urquhart voted “aye”. The motion passed unanimously.

[5:48:02 PM](#)

**Sprint Cellular Monopole at approximately 1250 South 1100 East** - Jared White, representing Sprint, is requesting Conditional Use approval to update an existing pole-

mounted wireless telecommunications facility located in the park strip which is a part of the city right of way at the above listed address in the R-1/5000 Single-family Residential zoning district. A new steel utility pole will replace an existing wooden power pole that currently is used to support antennas. The pole height will be increased by approximately 15-feet and the attached antenna array will be enlarged. The property is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case number: PLNPCM2017-00645 (Administrative matter)

Mr. David Gellner, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:

- The height of the new pole in relation to the existing pole.
- The reasoning for the height of the pole.
- The diameter of the current pole.
- The conditions the Commission could base an approval or denial on.

Mr. Jared White, Sprint, stated the pole needed to be replaced as it did not meet building code, reviewed the maximum height allowed under the building code and the reasoning behind the antenna replacement.

The Commission and Applicant discussed the following:

- The color of the proposed pole.
- Other poles in the area that are similar to the proposed.

#### **PUBLIC HEARING [5:55:38 PM](#)**

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

The Commission and Staff discussed the following:

- If the proposed pole would be allowed if it were simply a power pole.

#### **MOTION [5:56:52 PM](#)**

Commissioner Bachman stated regarding PLNPCM2017-00645 - Conditional Use for Sprint Wireless Antenna Upgrade at Approximately 1250 South 1100 East, based on the findings and information listed in the Staff Report and the testimony and plans presented, she moved that the Planning Commission approve the requested conditional use application PLNPCM2017-00645 for the Sprint Wireless Antenna upgrade subject to conditions 1 and 2 as listed in the Staff Report Commissioners Bachman, Lyon, Paredes, Ruttinger, Scheer and Urquhart voted “aye”. The motion passed unanimously.

[5:57:51 PM](#)

**Northwest Quadrant Re-Zones - The Salt Lake City Council is requesting to re-zone areas within the Northwest Quadrant to be consistent with the Northwest Quadrant Master Plan. The petition includes:**

- a. Rezoning properties currently zoned Agricultural (AG) and Open Space (OS) to Light Manufacturing (M-1).**
- b. Removing the mapped Lowland Conservancy Overlay (LCO) from the Northwest Quadrant.**
- c. Re-zoning a parcel that is currently split-zoned AG and OS to AG.**

**An owner of real property may no later than 10 days after the day of the first public hearing file a written objection to the inclusion of the owner's property in the proposed zoning map or map amendment. (Staff contact: Tracy Tran at (801)535-7645 or [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com).) Case number: PLNPCM2017-00655. (Legislative matter)**

Ms. Tracy Tran, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a favorable recommendation to the City Council regarding the petition.

Mr. Brad Stewart, Salt Lake City Public Utilities, was present to answer questions regarding drainage within the Northwest Quadrant.

The Commission and Staff discussed the following:

- The environmental groups involved in the Master Plan process.
- The drainage plan for the area and how it would be addressed during the development process.
- The current regulations to protect property owners as development occurred.
- The current drainage plan for the area and the challenges the proposal created for small developments.
- If flooding was a concern or would be a concern in the future.
- The amount of fill a developer would need to achieve the proposed drainage plan.
- The preferred drainage process for developments.
- The timeline for the proposal.

#### **PUBLIC HEARING [6:32:57 PM](#)**

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

The Commission and Staff discussed and stated the following:

- The other phases that would be coming to the Commission for approval and their timeline.
- It seemed like the process for this area was rushed.
- The benefits of waiting to approve or forward the proposal.
  - The Commission would have more time to review the drainage plan and how it would affect the area.
- If Commissioners supported or did not support the proposal.

- The transportation plan for the area and its status.
- Locations for open space and the natural spaces and how they tie together.
- There was still time before development began and issues could be addressed.

#### **MOTION [6:44:21 PM](#)**

**Commissioner Urquhart stated regarding PLNPCM2017-00655 – Northwest Quadrant Re-zone based on the findings and analysis in the Staff Report, testimony, and discussion at the public hearing, she moved that the Planning Commission recommend that the City Council approve PLNPCM2017-00631, Northwest Quadrant Re-Zones, which include re-zoning properties from OS and AG to M-1, removing the Lowland Conservancy Overlay from the Northwest Quadrant, and re-zoning a split-zoned parcel from AG and OS to AG. Commissioners Scheer Commissioners Bachman, Paredes, Ruttinger, Scheer and Urquhart voted “aye”. Commissioners Lyon voted “nay” The motion passed 5-1.**

#### **[6:45:59 PM](#)**

**Dining Club/Social Club Alcohol Regulations Text Amendment - The Salt Lake City Council is requesting to review and amend zoning regulations pertaining to alcohol establishments to be consistent with recent changes to state law. The changes include replacing "dining club" with "bar establishment (2,500 square feet or less in floor area)" as a conditional use within the CN and RB zoning districts. The amendment will affect sections 21A.36.300: Alcohol Related Establishments, 21A.33: Land Use Tables, and 21A.62.040: Definition of Terms. Related provisions of Title 21A may also be amended as part of this petition. (Staff Contact: Tracy Tran at (801)535-7645 or [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com)) Case number: PLNPCM2017-00631 (Legislative matter)**

Ms. Tracy Tran, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The uses allowed in the RB and CN zones.
- The number of current establishments the proposal would affect.
- The noticing requirements for the subject proposal.
- The spacing and size restrictions for the subject uses.

#### **PUBLIC HEARING [6:54:41 PM](#)**

Chairperson Clark opened the Public Hearing.

The following individuals spoke to the petition: Mr. Matt Christensen.

The following comments were made:

- Confused as to why the dinning club and social club needed to be removed.
- Food was essential and why would a bar not want to serve food as part of its service.

Chairperson Clark closed the Public Hearing.

The Commission and Staff discussed the following:

- Why the dining and social club uses were removed.
- The history behind the dining and social club uses.

**MOTION [7:02:27 PM](#)**

**Commissioner Scheer stated regarding PLNPCM2017-00655 – Northwest Quadrant Re-zone based on the findings and analysis in the Staff Report, testimony, and discussion at the public hearing, she moved that the Planning Commission recommend that the City Council approve PLNPCM2017-00631, Dining Club/Social Club Alcohol Regulations Text Amendment. Commissioners Lyon seconded the motion. Commissioners Bachman, Lyon, Paredes, Ruttinger, Scheer and Urquhart voted “aye”. The motion passed unanimously.**

**WORK SESSION [7:03:21 PM](#)**

**Salt Lake City Off Street Parking - A briefing to provide an update to the Planning Commission on the request by the Salt Lake City Mayor's office to review and rewrite the City's off street parking and loading regulations found in Chapter 21A.44 of the zoning ordinance. The objective of these changes is to streamline and simplify the ordinance while bringing it more in line with current market conditions and City goals. The consultant (Clarion Associates) has been hired to write the new ordinance. The review process and drafting of the ordinance will continue through early 2018. (Staff Contact: JP Goates at (801)535-7236 or [jp.goates@slcgov.com](mailto:jp.goates@slcgov.com))**

Mr. Jonathan Goates, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff was looking for comments and direction on the proposal.

The Commission and Staff discussed the following:

- The direction the City was taking regarding parking and sustainability.
- Need to ensure the surrounding zoning was taken into consideration as the formula was created.
- If it was the right time to revise the parking standards.

**The meeting adjourned at [7:16:02 PM](#)**