

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, September 13, 2017

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:29:49 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

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

Planning Staff members present at the meeting were Michaela Oktay, Planning Manager; Amy Thompson, Principal Planner; Lauren Parisi, Associate Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Carolyn Hoskins, Ivis Garcia, Clark Ruttinger and Sara Urquhart. Staff members in attendance were Michaela Oktay and Amy Thompson.

- **1701 S. 1100 East** - Staff gave an overview of the proposal and oriented the Commission to the area.

APPROVAL OF THE AUGUST 23, 2017, MEETING MINUTES. [5:30:16 PM](#)

MOTION [5:30:22 PM](#)

Commissioner Scheer moved to approve the August 23, 2017, meeting minutes. Commissioner Ruttinger seconded the motion. Commissioners Drown, Clark, Ruttinger, Scheer and Urquhart voted “aye”. Commissioner Garcia abstained from voting as she was not present at the subject meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:30:45 PM](#)

Vice Chairperson Carolynn Hoskins stated she had nothing to report.

Commissioner Ruttinger announced the Utah League of City and Towns Conference that would be held on Thursday, September 14, and encouraged everyone to attend.

REPORT OF THE DIRECTOR [5:31:13 PM](#)

Ms. Michaela Oktay, Planning Manager, stated she had nothing to report.

[5:31:24 PM](#)

Special Exception for a Hobby Shop Use at approximately 1229 East 1700 South - AJ Waller, the property owner, is requesting approval for a hobby shop (home office) use in the 2nd story of his existing detached garage. Uses other than parking a vehicle or

storage in an accessory structure require Special Exception approval for a “hobby shop.” A hobby shop cannot be used as an accessory dwelling unit. This item was previously reviewed and tabled at the July 12, 2017, Planning Commission meeting. The subject property is located within Council District 5, represented by Councilwoman Erin - Mendenhall. (Staff Contact; Lauren Parisi at (801)535-7226 or lauren.parisi@slcgov.com). Case number: PLNPCM2017-00222 (Administrative Matter)

Ms. Lauren Parisi, Associate Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:

- If the proposal would have qualified as an ADU.
- The size of the bathroom requested in the proposal.

Mr. Avery Waller, applicant, reviewed the purpose of the proposal and the use of the proposed space.

The Commission and Applicant discussed the following:

- If the applicant lived in the principal structure.
- The intended use of the proposed space.

PUBLIC HEARING [5:37:34 PM](#)

Vice Chairperson Hoskins opened the Public Hearing.

Mr. Dave Richards, East Liberty Park Community Council, stated the Community Council had not reviewed the proposal therefore, they did not have a position on the proposal.

The following individuals spoke to the petition: Mr. Richard Brockmyer and Ms. Carolin Metzger.

The following comments were made:

- The proposal did not meet the standards in the ordinance.
- The garage took away from neighboring property values and created an adverse impact to the neighborhood.
- The north facing windows needed to be removed.
- The proposed full bathroom allowed someone to live in the space.
- This was not the applicant’s main residence.
- The addition to the garage was an eyesore.
- The building permit was not valid when the permit was closed as there are still issues with the garage that needed to be addressed.
- There are enforcement cases issued for the property that have not been addressed.

Vice Chairperson Hoskins closed the Public Hearing.

[5:42:34 PM](#) Chairperson Lyon arrived at the meeting.

Mr. Waller stated numerous building officials had inspected the property, corrections were made and the building complied with the code. He reviewed the individuals that occupy the home.

The Commission and Applicant discussed the following:

- If the property was rented to college students.
- The time the property was rented and the length of the leases.
- The use of the proposed space and if additional infrastructure would be added.
 - The permit states the north windows would be removed and there would not be additional infrastructure.
- What could be done to ensure the space was used as proposed.
- If the roof height was in compliance with the code.
- What happened to the garage if the petition was and was not approved?
- If there was a time frame as to when the windows needed to be removed and if the space could be used during that time.
 - The application allowed for the changes to be made within a year but the hobby shop would not be usable until the requirements were met.
- The square footage of the primary structure and the use of the spaces in the home.
- The history of the garage space and the approval process for the hobby shop space.
- The standards for review of the proposal.
- If it mattered whether the applicant lived at the home or if the property were rented.
- The Commissioner's purview over the intended use and what could be done if the use was misrepresented.
- The process of revoking the proposal.

MOTION [6:01:55 PM](#)

Commissioner Ruttinger stated regarding PLNPCM 2017-00222, based on the information in the Staff Report, the information presented, and the input received during the public hearing, he moved that the Planning Commission approve special exception request PLNPCM2017-00222 for a hobby shop with the condition listed in the Staff Report. Commissioner Scheer seconded the motion. Commissioners Bachman, Drown, Clark, Garcia, Lyon, Ruttinger, Scheer and Urquhart voted "aye". The motion passed unanimously.

Chairperson Lyon directed the remaining portion of the meeting.

[6:06:34 PM](#)

SL Costume Co. Planned Development at approximately 1701 S. 1100 East - James Glascock, the architect representing the owners of the property, is requesting a planned development approval to renovate the existing building for a 19 unit residential project located at the above listed address. The applicant is requesting relief from the zoning ordinance requirements through the planned development process for modified projections for balconies and planters in the front and corner side yard, restoration of the existing nonconforming sign, and 5 FT of additional building height to match the roofline of a new rear addition with the existing roofline. The property is located in the RB (Residential Business) zoning district within council district 7, represented by Lisa

**Adams. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com.)
Case number: PLNSUB2017-00519 (Administrative Matter)**

Ms. Amy Thompson, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:

- The portions of the proposal that required special exceptions.
- The parking for the proposal.
- The live/work units in the development and If live/work unites were allowed under the current zoning.

Mr. James Glascock, architect, reviewed the purpose of the proposal, the materials, layout, uses, the exceptions in the request and how they are improving the building and area. He asked the Commission to approve the proposal as presented.

The Commission and Applicant discussed the following:

- The use of the antennas and if it was part of the proposal.
- The architectural elements and design of the building.
- The angle of the sign to the building and if it would remain in the same location.
- The lack of a corner element on the building.
- The use of the live/work spaces.
- The layout of the apartments.
- The materials being used for the structure.

PUBLIC HEARING [6:32:09 PM](#)

Chairperson Lyon opened the Public Hearing.

Ms. Judy Short, Sugar House Community Council, stated they supported the proposal and loved the building. She stated the Community was concerned over the parking, traffic flow, a turn signal on 1100 East and would like the curb and gutter repaired. Ms. Short stated the community supported the water towers, proposed height and would like to see lease agreements for additional parking at the neighboring churches prior to the occupancy permits being granted.

Mr. Daryl High, East Liberty Community Council, stated they supported the proposal as presented. He stated the council would like the historic sign to remain on the building as it was part of the fabric of the neighborhood. Mr. High reviewed the parking in the area.

Mr. Dave Richards, East Liberty Community Council, stated the size of the balconies were a plus and suggested the code regarding balcony encroachment should be addressed to allow similar designs in the future.

The following individuals spoke to the petition: Mr. Bryson Eddie and Ms. Cherry Wang.

The following comments were made:

- Asked the Commission to require the day lighting of the creek.
- Other buildings are not as tall as the proposed structure.
- The proposal would add to the traffic in the area.
- The proposal did not match the Sugar House area, was too dense and needed additional time for review.

Chairperson Lyon closed the Public Hearing

Mr. Glascock reviewed the discussions regarding daylighting the creek. He reviewed the rental prices for the building, onsite parking and offsite parking, the proposed materials and the security for the property.

The Commission and Applicants discussed the following

- The materials, curb and gutter replacement and traffic lights in the area.
- The items in the proposal under the Commission's purview.

The Commission discussed and stated the following:

- The building should not imitate a historic building, but be authentic to the area.
- There were no water towers on top of buildings in Salt Lake City.
- The Commission should not get in the habit of adding placeless architecture to the city and the building should reflect the surrounding neighborhood.
- A cornice line would fit the architecture of the proposal and make the design flow.
- If a cornice could be required on the project.
- If daylighting the creek would be reviewed under another proposal.
- The landscaping for the proposal.

MOTION [7:02:18 PM](#)

Commissioner Drown stated regarding PLNSUB2017-00519, based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Planning Commission approve petition PLNSUB2017-00519, SL Costume Co. Planned Development with the condition listed in the Staff Report. Commissioner Bachman seconded the motion. Commissioners Bachman, Drown, Clark, Garcia, Hoskins, Ruttinger, Scheer and Urquhart voted "aye". The motion passed unanimously.

[7:04:28 PM](#)

September 2017 Chair and Vice Chair Elections - the Commission will nominate and vote in a Chair and Vice Chairperson. These individuals will serve in the positions from October 2017 to September 2018.

Commissioner Urquhart nominated Commissioner Clark as Chair- Scheer seconded the nomination.

Commissioner Clark accepted the nomination.

MOTION [7:05:59 PM](#)

**Commissioner Drown motion to appoint Commissioner Clark to the position of Chair
Commissioner Urquhart seconded the motion. Commissioners Bachman, Drown, Clark,
Garcia, Ruttinger, Scheer and Urquhart voted “aye”. The motion passed unanimously.**

Commissioner Drown nominated Commissioner Bachman as Vice Chair Commissioner
Ruttinger seconded the nomination.

Commissioner Lyon nominated Commissioner Garcia as Vice Chair Commissioner Urquhart
seconded

After a ballot vote Ivis Garcia was appointed to the position of Vice Chair.

The meeting adjourned at [7:11:03 PM](#)