

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, September 27, 2017

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:29:33 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, Vice Chairperson Ivis Garcia; Commissioners Maurine Bachman, Carolyn Hoskins, Clark Ruttinger, Brenda Scheer and Sara Urquhart. Commissioners Emily Drown, Matt Lyon and Andres Paredes were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; John Anderson, Senior 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: Weston Clark, Carolyn Hoskins, Ivis Garcia and Maurine Bachman. Staff members in attendance were Nick Norris and John Anderson.

- **2508 S. 500 East** - Staff gave an overview of the proposal and oriented the Commission to the area.
- **Blair Street and 300 East** - Staff gave an overview of the proposal and oriented the Commission to the area. The Commission asked what the role of the Planning Commission was in the proposal and if they needed to know the future use to see if this was in the best interest for the City.

REPORT OF THE CHAIR AND VICE CHAIR [5:29:48 PM](#)

Chairperson Clark stated he had nothing to report.

Vice Chairperson Garcia stated the Utah APA was next week and encouraged everyone to attend.

REPORT OF THE DIRECTOR [5:30:25 PM](#)

Mr. Nick Norris, Planning Director, reviewed the items the City Council had approved and the upcoming items that would be reviewed in the coming weeks.

The Commissioners and Staff discussed the petitions being reviewed by the City Council and when the Planning Commission had reviewed them.

APPROVAL OF THE SEPTEMBER 13, 2017, MEETING MINUTES. [5:33:52 PM](#)
MOTION [5:33:59 PM](#)

Commissioner Ruttinger moved to approve the September 13, 2017, meeting minutes. Commissioner Scheer seconded the motion. Commissioners Hoskins Clark, Garcia, Ruttinger, Scheer and Urquhart voted “aye”. The motion passed unanimously.

[5:34:41 PM](#)

Boundary Adjustment with the City of South Salt Lake at approximately 2508 S. 500 East

The City of South Salt Lake is requesting to modify the incorporated boundaries of each city in order to remove a parcel of property from Salt Lake City so that it can be incorporated into the City of South Salt Lake. The property in question is located at the above listed address and is located in Salt Lake City but is owned by the City of South Salt Lake. The request has been made so that the property in question could be developed as an expansion of the existing adjacent park which is located in the City of South Salt Lake. The subject property is located in an R-1/7,000 (Single Family Residential District) and is located in Council District 7, represented by Lisa Adams. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com). Case number: PLNPCM2017-00695 (Legislative matter)

Mr. John Anderson, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission transmit a favorable recommendation to the City Council regarding the petition.

Mr. Lynn Cresswell, City of South Salt Lake, reviewed the reasoning for the request and how the property would be used.

PUBLIC HEARING [5:39:25 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 City receiving anything in exchange for the property.
- How the utilities would be redirected to South Salt Lake.
- If restrictions were recommended on the property.
- Why the transfer of the property was necessary.
- The benefits to transferring the property now versus later.

MOTION [5:43:30 PM](#)

Commissioner Urquhart stated regarding PLNPCM2017-00695 Municipal Boundary Adjustment with the City of South Salt Lake based on the findings and analysis in the Staff Report, testimony, and discussion at the public hearing, she moved that the Planning Commission transmit a favorable recommendation to the City Council to adjust the boundaries between the two municipalities removing 2508 S. 500 E. from Salt Lake City and placing it in the City of South Salt Lake. Commissioner Bachman seconded the motion. Commissioners Bachman, Hoskins, Garcia, Lyon, Ruttinger, Scheer and Urquhart voted “aye”. The motion passed unanimously.

[5:44:31 PM](#)

Declaration of Surplus City Owned Properties Located at approximately 431 S. 300 East, 320 E. 400 S., 330 E. 400 S., 338 E. 400 S., 419 S. Blair St., 429 S. Blair St., 439 S. Blair St. and portions of 475 S. 300 E. - Salt Lake City Real Estate Services Division is seeking to convey 7 significant parcels of real estate located at the above listed address to Domain Development and the Give Group, pursuant to Municipal Code section 2.58.040. The property consists of 2.31 acres and includes the former Barnes Bank, Roasting Company and Celtic Bank buildings and associated parking areas and open space. A formal development agreement will be negotiated upon approval of the disposition and then the property will then be sold. An appraisal will be obtained to determine the value of the properties. The proposal is to construct a mixed use development that would include affordable housing, market rate housing and commercial uses. The property is located in a TSA-UC-C Transit Station Area Urban Center Core District in Council District 4, represented by Derek Kitchen. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com) Case number: PLNPCM2017-00591(Legislative matter)

Mr. John Anderson, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission transmit a favorable recommendation to the Mayor regarding the petition.

The Commission and Staff discussed the following:

- Why the property was being declared as surplus.
- The history of the property acquisition.
- What would happen to the existing alley way.
- If stipulations could be added to the proposal dictating the number of affordable housing units in the development.
- If the zoning was changing on the property and what it was currently zoned.
- If the valuation of the property included the current building.

PUBLIC HEARING [5:53:21 PM](#)

Chairperson Clark opened the Public Hearing.

The following individuals spoke to the petition: Ms. Claudia Freshman

The following comments were made:

- What was the intention and use of Blair Street?

Chairperson Clark closed the Public Hearing.

The Commission and Staff discussed the following:

- The use of Blair Street in the proposal.

MOTION [5:55:14 PM](#)

Commissioner Ruttinger stated regarding PLNPCM2017-00591, 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 favorable recommendation to the City Administration to exchange the properties identified in this staff report with Domain Development and the GIV Group in a manner consistent with section 2.58 of the Salt Lake City Code. Commissioner Bachman seconded the motion. Commissioners Bachman, Hoskins, Garcia, Lyon, Ruttinger, Scheer and Urquhart voted “aye”. The motion passed unanimously.

The meeting adjourned at [5:56:45 PM](#)