

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, May 23, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:37 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 Maurine Bachman; Commissioners Amy Barry, Emily Drown,Carolynn Hoskins, Matt Lyon, Andres Paredes, Clark Ruttinger, and Sara Urquhart. Brenda Scheer was excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Casey Stewart, Senior Planner; Carl Leith, Senior Planner; Paul Nielson, Attorney and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Weston Clark, Maurine Bachman, Emily Drown, Carolynn Hoskins, Sara Urquhart and Clark Ruttinger. Staff members in attendance were Nick Norris, Casey Stewart, and Paul Nielson.

- **578 N and 610 N West Capitol Street** - Staff gave an overview of the proposal.
Q: Is the parking on the eastern most street being removed?
A: Yes, but it is on other property.
Q: What has public input been.
A: Staff provided summary of input.

APPROVAL OF THE May 9, 2018, MEETING MINUTES. [5:30:43 PM](#)

MOTION [5:30:49 PM](#)

Commissioner Hoskins moved to approve the May 9, 2018, meeting minutes. Commissioner Urquhart second the motion with the correction of the excuse for Commissioner Ruttinger. Commissioners Lyon, Hoskins, Barry, Bachman, and Urquhart voted “aye”. Commissioners Drown and Ruttinger abstained from voting as they were not present at the subject meeting. The motion passed.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:42 PM](#)

Chairperson Clark reported he attended an Envision Utah seminar over the weekend and noted that Planning Staff has bought into many of the philosophies for effective planning for our future.

Vice Chairperson Bachman stated she had nothing to report.

REPORT OF THE DIRECTOR [5:32:15 PM](#)

Mr. Nick Norris, Planning Director, gave a quick City Council update: May 22, 2018 the City Council discussed a petition from 3 years ago that dealt with the rezoning of the Wing Point Golf Course which was zoned open space through a convoluted issue with the Federal Government. There was a directive or agreement that the City entered into several years ago that we would rezone that. The proposal would be to change it from open space to airport. The airport zone does allow golf courses, so there's some discussion that the federal level and consideration of a Federal build that could potentially lead to the reopening of Wing Point in some form or the other. They discussed the rezoning and it satisfies our requirement in the agreement that the City has with the FAA but it doesn't preclude the property from remaining as open space or as a golf course.

[5:34:01 PM](#)

1. Dalton's Edge Planned Development at approximately 1030 S 400 West - Was postponed.

2. EVO Planned Development & Preliminary Subdivision Plat at approximately 578 N and 610 N West Capitol Street - A request by dbUrban Communities, represented by Dustin Holt, for approval of a proposed Planned Development and Preliminary Subdivision plat to create 14 lots for twin-home construction. The reason for the planned development petition includes some of the lots not fronting a public street (8 lots would be accessed by a private driveway). Building designs will be reviewed later as part of the Historic Landmark Commission review. The subject property is in a SR-1A (Special Development Pattern Residential) zoning district located in Council district #3, represented by Chris Warton. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com) **Case Number: PLNSUB2018-00135 and PLNSUB2018-00179**

Mr. Casey Stewart, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated that this item includes two petitions; #1- Planned Development and #2- Preliminary Plat. He 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:

- Modifying the fact that accesses the properties through a private driveway not a public street.
- Setbacks
- Lot size meeting all standards
- Emails and letters from the public

[5:49:57 PM](#)

Present was Dustin Holt, applicant, and Brice Baker. Mr. Holt is seeking approval for the plan development and preliminary plat for property located at 578 and 610 N West Capitol Street.

Mr. Holt further outlined the petition.

The Commission, Staff and Applicant discussed the following:

- Alignment of buildings
- Parking spaces/ stalls
- Lining of properties
- Front yard setbacks
- Extra parking spots/ stalls
- Vehicular traffic

PUBLIC HEARING [6:07:07 PM](#)

Chairperson Clark opened the Public Hearing;

Community Council statement: Ms. Brandon is on the Board of the Capitol Hill Community Council. She stated that they are comfortable, they are happy, they are neighbors and to desecrate it, it's historic. She asked the Planning Staff to slow down and think twice.

Chairperson Clark read comment cards from the public:

- Lewis Downey – is opposed to the project in its current form
- Martha Solomon – Please allow parking spots on N Darwin St; need for current 14 tenants
- Chris Vanoker – Too small and narrow one-way street for 14 new residences.
- Bill Damry – Comments were submitted via email
- Jerry Car – Does not feel the project would enhance the neighborhood.
- Walter Hemmin – Not opposed to development but it's way too much density for their little street.

Bruce Shapiro: Attorney and also a resident that lives directly adjacent to the property. He is not opposed to the development, he's opposed to development that isn't compatible with their historic neighborhood.

Darcy Dickson: 30-year resident and former Chair of the Capitol Hill Community Council. She stated for the record, that the Capitol Hill Community Council meeting noted as a neighborhood meeting was not a neighborhood meeting with the neighbors on West Capitol Street. They were sub merely shut down for making comments there and presenting in front of the group. She also wants to put in the record that they were not properly noticed and invited to the Landmark committee that was noted today. She stated they were supposed to receive post cards but they did not. Ms. Dickson stated that the development does not match the rhythm of the other properties.

Michael Mower: Stated, it's important to note that the pictures presented show an empty street but if the Commission had gone when people are home from work, they would notice that the street is packed from one end to the other.

Mark Millagen: Lives in the southern most of the homes circled by the proposal. Does not believe the proposed project maintains the unique character of the neighborhood. He also stated that there are signs that say “No Parking, Fire Lane”, either people are going to park illegally or you’re not going to follow the Fire Code.

Karen Brizendine: Has been in the neighborhood since 1983. Stated that the project does not meet any of the requirements.

Joan DeGeorgio: Has lived in the neighborhood for 40 years. She raised concerns regarding the narrow street and maintaining the character of the neighborhood.

Frank Pignenelli: Voiced his concerns with the compatibility of this project.

John Martin: Lives on West Capitol Street, raised concerns with the infrastructure and how it’s going to disrupt the sewer lines, how it will disrupt the water lines, and how it’s going to impact the current residence in the area.

Bill Damry: Resident of Capitol Hill. Raised concern regarding the private driveway vs private street.

Chairperson Clark closed the Public Hearing. [6:49:16 PM](#)

Commission and staff discussed: [6:49:22 PM](#)

- Issue of noticing.
- The issue of private driveway vs private street
- The no comment from the Fire Department
- Fire apparatus access
- The issue with compatibility and how it was addressed
- Zone changes over time

The Commission and the Applicant discussed: [7:08:19 PM](#)

- The consideration of changing driveway entrance and exit off of Darwin.
- The deciding factors on entrance.
- Snow removal

MOTION: [8:00:53 PM](#)

Commissioner Lyon stated, regarding PLNSUB2018-00135 and related Preliminary Plat PLNSUB2018-00179 I motion the Planning Commission table these items and direct Transportation to come back and provide additional detail around the Planned Development standards under compatibility C #2-c. Hours of peak traffic proposed Planned Development and whether such traffic will unreasonably impair the use and enjoyment of adjacent properties. Particular I'm interested in Transportation looking at what a Developer can do by right and how many possible units can be on that by right and number of cars. And what this Planned Development as for adding additional 7 lots, what that would permit for traffic impact during peak hours.

Motion second by Drown. Commissioners Paredes, Ruttinger, Urquhart, Drown, Bachman, Barry, Hoskins, and Lyon voted "yes". The issue was tabled

The meeting adjourned at [8:06:55 PM](#)