

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, June 13, 2018**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:12 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, Matt Lyon, Sara Urquhart, Clark Ruttinger, Andres Paredes, Emily Drown, and Brenda Scheer.Carolynn Hoskins was excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Kelsey Lindquist, Principle Planner; Christopher Lee, Principle Planner; Marlene Rankins, Administrative Secretary.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Weston Clark, Emily Drown, Brenda Scheer, Sara Urquhart and Clark Ruttinger. Staff members in attendance were Nick Norris, Kelsey Lindquist and Christopher Lee.

- **624 S 900 W** - Staff gave an overview.  
**Q:** How tall?  
**A:** Approximately 25 feet  
**Q:** Is park strip being used for parking?  
**A:** No
- **Paper Box Project** - Staff gave an overview.  
**Q:** What is the height?  
**A:** Just under 75'  
**Q:** What is the space between the building to the south on 400 W?  
**A:** The property line curves away from that building and the space between is parking.

**APPROVAL OF THE May 23, 2018, MEETING MINUTES. [5:31:28 PM](#)**

**MOTION [5:31:31 PM](#)**

Commissioner Urquhart moved to approve the May 23, 2018, meeting minutes. Vice Chairperson Bachman seconded the motion. Commissioners Lyon, Barry, Paredes, Bachman, Urquhart, Ruttinger, and Drown voted “aye” Commissioner Scheer abstained. The motion passed unanimously.

**REPORT OF THE CHAIR AND VICE CHAIR [5:31:55 PM](#)**

Chairperson Clark stated he had nothing to report.

Vice Chairperson Bachman stated she had nothing to report.

**REPORT OF THE DIRECTOR [5:32:01 PM](#)**

Mr. Nick Norris, Planning Director, gave an overview of the City Council Meeting on June 12, 2018.

[5:33:55 PM](#)

**UNFINISHED BUSINESS**

**EVO Planned Development & Preliminary Subdivision Plat at approximately 578 N and 610 N West Capitol Street (Not A Public hearing)-** Consider the clarifying information requested by the commission regarding estimated vehicle trips for 14 dwelling units versus 12 units, and whether parking would be allowed on the private drive per fire code. A reminder that the public hearing was closed and no further public comment or participation is scheduled for this meeting, however the public may listen to the discussion and decision. (Staff contact: Casey Stewart at 801-5356260 or casey.stewart@slcgov.com) **Case Number: PLNSUB2018-00135 and PLNSUB201800179**

The Commission and Staff discussed the following:

- Point of clarification of 2 homes that front the road and not 7 that was previously mentioned on May 23, 2018.
- Expected traffic impact and additional peak hour trips.
- Fire Department
- Parking

**MOTION [5:47:20 PM](#)**

**Commissioner Barry stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve the EVO Planned Development PLNSUB2018-00135 and related Preliminary Plat PLNSUB2018-00179.**

**Second by Ruttinger.**

To specify the conditions in the Staff Report from May 23, 2018, the Motion was restated.

**MOTION [5:48:46 PM](#)**

**With the conditions listed in the Staff Report.**

**Second by Ruttinger.**

**Commissioners Drown, Ruttinger, Urquhart, Bachman, Paredes, Barry and Lyon voted “aye”.**

**Commissioner Scheer abstained. The motion passed 7-1.**

[5:49:46 PM](#)

**Ninth West Townhomes** – Rod Engar, representative of the property owner, is requesting approval from the City in order to construct four single-family attached units located at 624 South 900 West. The applicant is requesting Planned Development approval for the relaxation of zoning and subdivision standards. In order to construct four single-family attached units, the applicant is requesting relief for lot dimension standards and three lots without street frontage. The requested modifications are primarily due to the depth of the vacant lot. The subject property is located in the RMF-35 (Moderate Density Multi-Family) zoning district. The subject property is located within Council District 2, represented by Andrew Johnson. (Staff contact: Kelsey Lindquist at (801) 535-7930 or [Kelsey.lindquist@slcgov.com](mailto:Kelsey.lindquist@slcgov.com))

- a. **PLNSUB2018-00059** – Planned Development request to modify lot dimension standards for the RMF-35 (Moderate Density Multi-Family) zoning district and three lots without the required street frontage.
- b. **PLNSUB2018-00223** – Preliminary Subdivision Plat to approve four single-family attached lots.

Ms. Kelsey Lindquist, 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 Planned Development and the Preliminary Subdivision as proposed and subject to complying with applicable regulations and conditions listed in the motion.

The Commission and Staff discussed the following:

- Subdivision options for single-family attached developments.
- The benefits of creating a zero-lot line development.
- Fencing
- North side wall

Mr. Engar, applicant, reviewed the petition. He stated the proposal would provide an opportunity for families to have their own private area and opportunity to create a community.

The Commission and Applicant discussed the following:

- Building appearance and materials.
- Front door placement.
- Front porch options.

**PUBLIC HEARING** [6:15:39 PM](#)

Chairperson Clark opened the Public Hearing;

The following individuals spoke to the petition:

Nick Peterson and Amy MacIntyre live directly North of the proposed property. They raised concern regarding:

- Intrusiveness and privacy
- noise levels due to construction and lack of parking.

Seeing there were no other individuals who wished to speak; Chairperson Clark closed the Public Hearing.

The Commission, Staff and Applicant discussed the following:

- Front yard setbacks
- Setback in ordinance.
- Compatibility with neighborhood.
- Variety in materials to the back wall of building.

**MOTION WITHDRAWN [6:42:50 PM](#)**

**Commissioner Drown stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve petitions PLNSUB2018-00059 and PLNSUB2018-00223 with the following conditions 1-3 as listed in the Staff Report with the addition of the Planning Staff approving the materials on the North side, that they delineate the different housing units with different materials; not stucco. And second that the front street face, look more in alignment with the neighborhood with door placement in the center, window more in alignment with a street face and a large porch and a sidewalk directly to the effacing sidewalk.**

Mr. Neilson stated that there needs to be more information and clarification.

Commissioner Drown withdrew the initial motion.

**MOTION: [6:48:01 PM](#)**

**Commissioner Drown moved that the Planning Commission table and ask for the information to come forward for the requests for further development of the design.**

**Second by Scheer.**

**Commissioners Lyon, Barry, Scheer, Paredes, Bachman, Urquhart, Ruttinger, and Drown voted “aye”. The motion was tabled with the requests for further development of the design.**

**[6:55:48 PM](#)**

**Paper Box Lofts Planned Development and Conditional Building and Site Design Review**

– The petitioner, Micah Peters of Clearwater Homes, has initiated petitions to develop the parcel at 340 W 200 S with three mixed use buildings and an automated parking system. The project requires Conditional Building and Site Design Review (CBSDR) and Planned Development (PD) approval. The CBSDR request is to increase the maximum front yard setback on 400 West from the required 5 feet to 14 feet 3.5 inches and for a minor increase to the height limit of 75 feet. PD approval is required for more than one principal building on the parcel and to allow for an over-height fence on a section of the parcel next to an electrical substation. This is an RDA

project and the petitioner has honed the design through an extensive process with RDA representatives. The subject property is located in the D-4 (Downtown Secondary Central Business) zoning district and in Council District 4, represented by Derek Kitchen. (Staff Contact - Chris Lee at 801-535-77066 or [chris.lee@slcgov.com](mailto:chris.lee@slcgov.com)) **Case Numbers PLNSUB2018-00111 and PLNPCM2018-00195**

Mr. Lee reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the Planned Development and the Conditional Building and Site Design Review as proposed, subject to complying with all applicable regulations and conditions listed in the Staff Report.

The Commission and Staff discussed the following:

- Electrical substation.
- Pedestrian access.
- Vehicle access and parking access.
- Traffic mirrors and maintenance to them.

Applicants; Micah Peters, Kyle Jardine and Derek Payne reviewed the history and petition.

The Commission, Staff and Applicant discussed the following:

- Electrical Parking substation
- Malfunction possibilities with parking substation
- Commercial, community and common area spaces
- Complex layout
- Common areas amongst the tenants
- Fire Department requirements regarding hardscape
- Possibility of crosswalks

**PUBLIC HEARING [7:36:38 PM](#)**

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

**MOTION [7:37:33 PM](#)**

**Commissioner Drown stated, based on the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve Planned Development PLNSUB2018-00111 and the Conditional Building and Site Design Review PLNPCM2018-00195 at 340 West 200 South.**

**Second by Bachman.**

**Commissioner Urquhart seconded the motion. Commissioners Lyon, Barry, Scheer, Paredes, Bachman, Urquhart, Ruttinger and Drown voted “aye”. The motion passed unanimously.**

[7:39:38 PM](#)

**Planning Commission Training Form Based Codes:** The planning commission will receive training regarding form based codes, including what they are, how they differ from other types of zoning, how they are used in Salt Lake City, and how they may help address some of the development issues facing the city. (staff contact: Nick Norris at 801-535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com) )

The Commission and staff discussed:

- Training on form based codes

**The meeting adjourned at [8:06:09 PM](#)**