

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, July 11, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:11 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 Berry, Emily Drown, Matt Lyon, Sara Urquhart and Brenda Scheer. Commissioners Carolynn Hoskins and Andres Paredes were excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Paul Neilson, Attorney; Ashley Scarff, Principal Planner; Lauren Parisi, Principal Planner; Doug Dansie, Senior Planner; John Anderson, Senior Planner; 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, Sara Urquhart, Brenda Scheer and Clark Ruttinger. Staff members in attendance were Wayne Mills, Ashley Scarff, Lauren Parisi, Doug Dansie, and John Anderson.

- **310 E. 200 South** – Staff summarized previous review by Planning Commission and Summarized new plan.
- **810 E. Edgehill Rd.** – Staff summarized project.
- **Dalton’s Edge Planned Development**- Staff summarized project.
- **1230 West 200 South**- Staff summarized what potential development could occur if the the property were rezoned.

APPROVAL OF THE JUNE 27, 2018, MEETING MINUTES. [5:31:24 PM](#)

MOTION [5:31:33 PM](#)

Commissioner Bachman moved to approve the June 27, 2018, meeting minutes. Commissioner Ruttinger seconded the motion. Commissioners Scheer, Bachman, and Ruttinger voted “aye”. Commissioner Urquhart, Drown abstained from voting. The motion passed.

REPORT OF THE CHAIR AND VICE CHAIR [5:32:01 PM](#)

Chairperson Clark enjoyed the tour that the Planning Staff provided of the central 9th area.

Vice Chairperson Bachman stated she had nothing to report.

REPORT OF THE DIRECTOR [5:32:38 PM](#)

Extension of Approval: Applicant Dave Robinson has requested an extension of time to the approval of PLNSUB2017-00324 and PLNPCM2017-00504 Hoyt Place Planned Development and Preliminary Subdivision at approximately 842 West Hoyt Place. The project was approved on July 12, 2017 and the request for an extension was submitted on June 26, 2018. The applicant is preparing building permit applications for the planned development but has not yet submitted a complete building permit application and has requested a six month extension to finalize the building permit application.

Mr. Wayne Mills, Planning Manager, reviewed the request for extension of time for the Planned Development as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission grant a one (1) year time extension.

MOTION [5:35:19 PM](#)

Commissioner Bachman stated, based on the information presented I move that the Commission approve a one-year time extension for PLNSUB2017-00324, Hoyt Place Planned Development at approximately 842 Hoyt Place.

Commissioner Drown seconded the motion. Commissioners Urquhart, Scheer, Lyon, Drown, Bachman and Ruttinger voted “aye”. Commissioner Barry abstained. The motion passed 6-1.

[5:36:00 PM](#)

UNFINISHED BUSINESS

Planned Development at 310 East 200 South, NOT- A follow-up conversation regarding the architecture of the Magnolia Building, associated with a request by Violin School Commons Associates for a Planned Development for a property located at 315 East 200 South. The Magnolia Building is on the 300 East frontage at approximately 151 South. The overall Planned Development was approved in November 2017, with the request that the final architectural facade details be brought back to the Planning Commission for final review. Zoning District: RMU Residential Mixed use. The subject property is within Council District 4 represented by Derek Kitchen. (Staff Contact: Doug Dansie at 801-535-6182 or Doug.dansie@slcgov.com)
Case Number: PLNSUB2017-00703

Doug Dansie, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file).

The Commission and Staff discussed the following:

- The ground floor facade
- The increase in amount of glass

Chris Zarek, applicant, further reviewed the petition in detail with changes to the facade.

The Commission, Staff and Applicant discussed the following:

- The reasoning on removing a floor.

MOTION [5:50:18 PM](#)

Commissioner Urquhart stated, based on the information in the memorandum and discussion by the Planning Commission, I move that the Planning Commission approve the design of the ground floor street facing facade as proposed.

Second by Commissioner Scheer. Commissioners Ruttinger, Bachman, Drown, Lyon, Scheer, and Urquhart voted “aye”. Commissioner Barry abstained. The motion passed 6-1.

[5:51:13 PM](#)

Single Room Occupancy (SRO) Dwellings Text Amendments– A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define Single Room Occupancy (SRO) housing, and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SLC: A Five Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. The Planning Commission closed the public hearing and tabled this item, asking staff to return with additional information. (Staff Contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com) **Case number PLNPCM2018-00066 (Legislative Matter)**

Ashley Scarff, Principal Planner, reviewed the petition as previously reviewed on June 27, 2018. She stated the Staff recommend the Planning Commission forward a favorable recommendation to the City Council for their consideration.

The Commission and Staff discussed the following:

- The definition in building codes and zone codes and how they apply to SRO
- Clarification to the definition of Public Harm
- The possibility of reopening to the public for discussion and comments
- Food preparation areas and living space
- Requirement of number of bathrooms or access to showers
- Requirement of plumbing fixtures required per occupant
- What the market is for potential SRO
- What the Mayor’s intention is with this project

MOTION [7:17:23 PM](#)

Commissioner Scheer stated, I move that we table this item and ask staff to address the issues and the philosophy in general of the Planning Commission that SRO uses should be more controlled than less. For example:

- 1. Will there be adequate area in the common and communal areas.**
- 2. We are concerned about how property management will be handled in SRO’s.**
- 3. We are concerned about the impact on the immediate neighborhood.**

4. We are very concerned about the impact on vulnerable populations and how we can assure that these projects are as good for them as they need to be.
5. We need a better definition on what a kitchen is and what a bathroom is and if you have one or don't have one.
6. We would like to raise the issue of whether there should be a minimum number of square feet per person.
7. We would like to consider this to be a perhaps a conditional use rather than an as of right use.
8. To consider where the areas of zoning should be and whether they should be more in places where there is much better access to transit.
9. We would like to reopen a public hearing for this matter.

Second by Commissioner Urquhart. Commissioners Ruttinger, Bachman, Drown, Lyon, Barry, Scheer, and Urquhart voted "aye". The item was tabled.

[7:22:52 PM](#)

Special Exception for Additional Building Height at 810 E. Edgehill Road- Pam and Wynn Johnson, property owners, are requesting Special Exception approval to construct a new single-family structure that exceeds the maximum permitted building height in the FR3/12,000 Foothills Residential District. The subject property at 810 E. Edgehill Road is currently vacant, with an average slope of 39-42 percent (%). The proposed structure would measure approximately 49 feet above established grade at its tallest point. In the FR3/12,000 District, the maximum permitted building height is 28 feet measured from established grade. In addition, the structure would have a rear vertical building wall that measures approximately 40-49 feet above established grade. The zoning ordinance permits front and rear vertical building walls up to 25 feet in height. The Planning Commission has final decision making authority for Special Exceptions. The property is located within Council District 3, represented by Chris Wharton. (Staff contact is Ashley Scarff (801) 535-7660 or Ashley.scarff@slcgov.com).

Case Number: PLNPCM2017-00663 (Administrative Item)

Ashley Scarff, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file).

The Commission and Staff discussed the following:

- Surrounding buildings and possible exceptions
- Compliance and standards regarding height and the piers of the house
- Roof deck and height standards

Cole Cannon, Applicant, further discussed proposal and provided a presentation. Ann Larson, Residential Designer, provided detailed information on changes to the home to accommodate the slope of the lot.

PUBLIC HEARING [7:46:52 PM](#)

Cindy Cromer – Stated she is in support of the Staff recommendation for denial.

Eric Scaith – Raised concern that it might not be a buildable lot and the potential of destabilizing the hillside, street and his home.

Dan Reagan – Raised concern regarding the stability of the hill.

Peoro Finango – Stated he is in support of allowing this house to be built.

Katie Story – Stated she is in strong support for the development of the lot.

Beverly Long – Raised concern with the steepness of the slope and the rocks from that hill damaging the houses below.

Seeing no one else wished to speak; Chairperson Clark closed the Public Hearing. [7:54:45 PM](#)

The Commission, Staff and Applicant discussed the following:

- Structural and safety concerns from the public
- The process of building the house
- How the stability of the hillside will be impacted with the construction

MOTION [8:06:01 PM](#)

Commissioner Barry stated, I move based on the information presented and the input received during the public hearing, I move that the Planning Commission approve the Special Exception petition PLNPCM2017-00663 as proposed.

Commissioner Scheer restated the motion, motion to approve (not consistent with Staff recommendation): Based on the information presented and the input received during the public hearing, I move that the Planning Commission approve the Special Exception petition PLNPCM2017-00663 as proposed. We are disagreeing because we believe that the site plan as proposed by the applicant is superior to one which would comply with the regulations in terms of erosion, ground cover, ground movement, it is a smaller foot print, it is less disruptive to the neighborhood.

Commissioner Ruttinger second. Commissioners Ruttinger, Bachman, Drown, Lyon, Barry, Scheer, and Urquhart voted “aye”. The motion passed.

[8:09:55 PM](#)

Dalton's Edge Planned Development- DbUrban Communities, represented by Dustin Holt, is requesting approval for a 64-unit apartment development located at 1030 South 400 West. The applicant is requesting Planned Development approval for the relaxation of three zoning standards. The modifications include; a reduction in the landscaped front yard from the required 10 feet to approximately 5 feet, a reduction of the freeway landscape requirement from 10 feet

to 0 feet, and the construction of buildings that do not have street frontage. Each proposed unit contains off-street parking. The subject property is located in the CG (General Commercial) zoning district and is located in Council District #5, represented by Erin Mendenhall. (Staff contact: Kelsey Lindquist at 801-535-7930 or Kelsey.lindquist@slcgov.com) **Case Number: PLNSUB2018-00116**

Lauren Parisi, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommends the Planning Commission approve this Planned Development as proposed.

The Commission and Staff discussed the following:

- Street frontage
- Why this is a Planned Development
- Noise barriers along the freeway
- Font yard setback

Applicant, Dustin Holt, provided further information regarding the Planned Development.

PUBLIC HEARING [8:29:31 PM](#)

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

MOTION [8:30:26 PM](#)

Commissioner Drown stated, I motion to approve (Consistent with Staff Recommendation) 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 petition PLNSUB2018- 00116 with the following conditions:

- 1. Final approval authority shall be delegated to the Planning Director based on the applicant's compliance with the standards and conditions of approval noted in the staff report.**

Second by Commissioner Lyon. Commissioners Ruttinger, Bachman, Drown, Lyon, Barry, Scheer and Urquhart voted "Aye". The motion passed unanimously.

[8:32:30 PM](#)

A break was given to the Commissioners and Staff.

[8:39:30 PM](#)

1230 West 200 South Zoning Map Amendments- MS Operating Company, LLC, has initiated a petition to change the zoning of property located at 1230 West 200 South from M1 Light Manufacturing to TSA-UN-T Urban Neighborhood Station. The site is the location of the former Mark Steel, located immediately west of the Jordan River on 200 South. The properties contain approximately 15.36 acres. There is no development proposal associated with this petition;

however, the zoning change would allow mixed commercial and residential development up to 50 feet in height with the intent of creating a lively, active, and safe streetscape. The subject property is within Council District 2, represented by Andrew Johnston. (Staff contact: Doug Dansie at (801) 535-6182 or Doug.dansie@slcgov.com.) **Case Number: PLNPCM2018-00163**

Doug Dansie, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommends that the Planning Commission forward a positive recommendation.

David Richardson, Applicant, further reviewed the proposal.

PUBLIC HEARING [8:52:26 PM](#)

Chairperson Clark opened the Public Hearing;

Nigel Swaybe – Stated he believed a zone change is very appropriate for the property and is in favor of the request.

Seeing no one else wished to speak; Chairperson Clark closed the Public Hearing.

The Commission and Staff discussed the following:

- The need for the proposal to be a Planned Development
- Environmental contamination and what the City's policy is for Development
- The possibility of any interactivity with the TSA zone

MOTION [9:02:51 PM](#)

Commissioner Drown stated, regarding PLNPCM2018-00163, based on the information in the staff report, the information presented, and the input received, I move that the Planning Commission forward a positive recommendation to the City Council.

Commissioner Barry second. Commissioners Scheer, Barry, Lyon, Drown, Bachman, Ruttinger, and Urquhart voted "Aye". The motion passed unanimously.

[9:05:49 PM](#)

OS Open Space Zoning District Text Amendment- The Salt Lake Tennis and Health Club located at 2471 S. 1700 E. has submitted a request to amend the Zoning Ordinance to allow for additional signage in the OS Open Space Zoning District. Specifically, the request would remove the existing cap of 60 square feet of flat signage on any structure in an OS zone. Additionally, the request would change the allowable size of flat building signs from 0.5 square feet per one foot of building façade length to 1.5 square foot for every one foot of building façade length for buildings with frontage on a controlled access road such as a freeway. The amendment would apply to all properties in the OS Open Space zoning district. This proposed amendment would affect Section 21A.46.120 Sign Regulations for Special Purpose Districts in the Salt Lake City Zoning Ordinance. (Staff Contact: John Anderson at (801)535-7214 or John.anderson@slcgov.com) **Case Number: PLNPCM2018-00057 (Legislative matter)**

John Anderson, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommends the Planning Commission only grant a positive recommendation to the City Council to remove the cap of 60 square feet and to not move forward with the request to increase the amount of signage from half square foot to one and a half square of signage for each one foot of building frontage.

The Commission and Staff discussed the following:

- How this item became an OS Open Space Zoning District Text Amendment for one petitioner
- Building restrictions and size of building that can go in an Open Space Zone
- How much of the Tennis Club is on the Open Space

Gretta Spendlove and Karen Sato, Representatives of Salt Lake Tennis and Health Club, further reviewed the petition and provided a presentation.

The Commission, Staff and Applicant Discussed the following:

- Why this is the only route and rezoning doesn't work
- Other options for signage

PUBLIC HEARING [9:41:18 PM](#)

Chairperson Clark opened the Public Hearing;

Judi Short, First Vice Chair, and Land Use Chair, Sugar House Community Council, suggested the option of a mural.

Cindy Cromer – Stated she is not in favor of the request and expressed that a new zone may be able to achieve a better goal.

Susan Sandak – Stated she is in favor of a mural.

Seeing no one else wished to speak; Chairperson Clark close the Public Hearing.

The Commission and Staff further discussed the following:

- Vintage signs and repurposing signs
- The possibility of murals and advertisement

MOTION FAILED [10:07:57 PM](#)

Commissioner Barry stated, Consistent with Staff recommendation: Motion to recommend approval, based on the finding and analysis in the staff report and testimony provided, I move that the Planning Commission forward a favorable recommendation to the City Council for petition PLNPCM2018-00057 to remove the cap of flat signage in the OS Open Space Zoning District.

The Commission and Staff discussed and clarified the meaning of the Motion. No vote was made and the Motion was amended.

[10:09:54 PM](#)

AMENDED MOTION: FAILED

Commissioner Barry Amended the previous motion and stated, Not consistent with Staff recommendation: (Applicant's Complete Request) Motion to recommend approval of removing the cap on flat signage and increasing the permitted amount of flat signage from 0.5 square feet to 1.5 square feet per linear foot of building frontage Based on the findings and analysis in the staff report and testimony provided, I move that the Planning Commission forward a favorable recommendation to the City Council for petition PLNPCM2018-00057 to remove the cap of flat signage in the OS Open Space Zoning District and increase the permitted amount of flat signage from 0.5 square feet to 1.5 square feet per linear foot of building frontage. With the additional condition that this only applies to buildings located along limited access highways, and only the side facing the freeway.

Second by Urquhart. Commissioners Urquhart, Scheer, Barry and Bachman voted "Aye". Commissioners Lyon, Drown, Ruttinger voted "No". Chairperson Clark voted "No", and the motion tied and failed.

[10:15:10 PM](#)

FINAL MOTION

Commissioner Lyon stated, based on the findings and analysis in the staff report and testimony provided, I move that the Planning Commission forward a favorable recommendation to the City Council for petition PLNPCM2018-00057 to remove the cap of flat signage in the OS Open Space Zoning District but maintain the half square foot per linear foot requirement as outlined in the ordinance as recommended by the Staff. The City Council can explore in greater depth different options that are available to the Tennis Club to address this issue.

Commissioner Ruttinger second. Commissioners Scheer, Lyon, Drown, Bachman, and Ruttinger voted "Aye". Commissioners Barry and Urquhart voted "No". Motion passed 5-2.

The meeting adjourned at [10:17:52 PM](#)