

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, September 12, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:09 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, Clark Ruttinger and Brenda Scheer. Commissioners Carolyn Hoskins, Matt Lyon, Andres Paredes, and Sara Urquhart were excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Paul Nielson, Attorney; Amy Thompson, Principal Planner; Daniel Echeverria, Senior Planner; Tracy Tran, Senior Planner and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Weston Clark, and Clark Ruttinger. Staff members in attendance were Wayne Mills, and Amy Thompson.

- **320 E 400 South** - Staff summarized project and reason for Planning Commission review.
- **22-26 N M Street** - Staff summarized project.

APPROVAL OF THE AUGUST 22, 2018, MEETING MINUTES. [5:33:16 PM](#)

MOTION [5:33:23 PM](#)

Commissioner Bachman moved to approve the August 22, 2018, meeting minutes. Commissioner Ruttinger seconded the motion. Commissioners Barry, Scheer, Bachman, and Ruttinger voted “Aye”. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:33:37 PM](#)

Chairperson Clark stated he had nothing to report.

Vice Chairperson Bachman stated she had nothing to report.

REPORT OF THE DIRECTOR [5:33:43 PM](#)

Mr. Wayne Mills, Planning Manager, stated he had nothing to report.

[5:34:13 PM](#)

22-26 N M Street Eleemosynary Conditional Use & Lot Consolidation - A request by Angela Dean who represents Ronald McDonald House Charities, for a Conditional Use to expand the existing eleemosynary operations located at 935 E. South Temple, to three adjacent properties to the north (22-26 N. M Street). An eleemosynary is generally a non-profit use that provides housing for people who are being treated at a nearby hospital. The proposal includes converting two existing single family homes into meeting spaces for Ronald McDonald House and developing an outdoor space that will include

pavilion and picnic tables, a stage, and an elevated/accessible vegetable garden. Sculptures and new landscaping are proposed throughout. The project is located in the RMF-35 (Moderate Density MultiFamily Residential) zoning district within the Avenues Local Historic District in City Council District 3 represented by Chris Wharton. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Numbers PLNPCM2018-00553 and PLNSUB2018-00447**

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 with the conditions listed in the Staff Report.

Carrie Romano, Applicant, further reviewed the petition and provided details of the proposed project.

The Commission, and Applicant discussed the following:

- Sound concerns

PUBLIC HEARING [5:46:23 PM](#)

Chairperson Clark opened the public hearing; seeing no one wished to speak, Chairperson Clark closed the public hearing.

MOTION [5:46:58 PM](#)

Commissioner Scheer 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 Conditional Use Petition PLNPCM2018-00553 with the conditions listed in the staff report and associated Lot Consolidation PLNSUB2018-00447.

Commissioner Bachman second. Commissioners Ruttinger, Bachman, Scheer and Barry voted “Aye”. The motion passed unanimously.

[5:47:48 PM](#)

Inland Port Zoning Modifications - The Mayor has initiated a petition to respond to the State Bill HB2001 that requires zoning modifications by December 31, 2018 to allow inland port uses as permitted or conditional uses within the Inland Port Jurisdictional Area. The majority of the Inland Port Authority Jurisdictional Land area is located in the Light Manufacturing (M-1) zoning district and typical inland port uses are already allowed in the M-1 zone. However, there are eight other zoning districts and six overlay districts located within the inland port area that may not currently allow uses associated with an inland port. The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support the City’s sustainability and master plan goals. (Staff Contacts: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com or Tracy Tran at 801-535-7645 or tracy.tran@slcgov.com) **Case Number PLNPCM2018-00601**

Tracy Tran, Senior Planner; Daniel Echeverria, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). The Planners provided details regarding the benefits of the port and the drawbacks.

The Commission and Staff discussed the following:

- Clarity regarding air quality and water quality
- Standards with conditional use
- Regulations regarding number of cars and trains
- Possible future traffic impacts
- Conditional uses clarifications

- Who provides reviews of air quality
- Prison location
- Whether prison population is considered residential
- Transportation impact for future employee and use of public transportation
- Social impacts

PUBLIC HEARING [6:34:39 PM](#)

West Point Community Council Chairperson, Dorothy Pappas Owen – Stated she has been working with 6 other Community Councils to review the project. All Community Councils reached a unanimous agreement on two suggested changes on the zoning that they would like to be considered.

Chairperson Clark read the 2 suggestions provided by the Chair of Community Council:

1. The railroad freight terminal within 1 mile of residential areas needs to include a similar 1 mile buffer around the new Utah State Prison.
2. If Grain Silos and railroad repair shops are to be included under M-1 zoning, they should be included as conditional uses rather than permitted ones.

Deeda Seed – Stated she agrees there should be a 1 mile buffer for the prison and is in favor of bird conservation

Jack Ray – Raised his concern with preservation with wetland areas and habitats

Wayne Martinson – Raised concern with wildlife conservation, and said that there should be a buffer surrounding the State Prison

Nigel Suaby – Raised concern regarding landscaping and railroad traffic

Dr. Heidi Hoven – Raised concern regarding wildlife study of migrating birds in the area

Heather Dove – Raised concern with environmental impacts to the birds and people of the valley

David Scheer – Provided six suggested modifications to the ordinance which were listed as follows:

1. Consider specifically light and noise pollution
2. Consider a requirement to the applicant to hire a 3rd party to create a traffic analysis
3. Energy efficiency in buildings
4. Consider numerical limits on 1 off volume per unit side area
5. Consider requiring a letter from the water district stating that sufficient water supplies that are available to serve the project with current resources for defined period of time
6. Consider requiring all projects to submit an impact mitigation plan

Tom McLaughlin – Raised concern regarding quality of life and air quality

John Kotab – Submitted comment card but was not present to speak

Terry Marcasco – Raised concern regarding air quality

Carl Moore – Raised concern regarding quality of human life and wildlife

Kathy Wilson – Raised concern regarding quality of life and bird preservation

Seeing no one else wished to speak, Chairperson Clark stated that the Public hearing will be continued on September 26, 2018.

The Commission and Staff further discussed the following:

- Suggestion of energy conservation components that require onsite energy production
- What the process is by which the changes would be incorporated
- Possibility of soil and water issues
- The Commission recommended that Staff consider the comments that were made during the public hearing and provide revisions to the proposed ordinance for their consideration

WORK SESSION [7:30:43 PM](#)

The Exchange Planned Development and CBSD at Approximately 320 E 400 S - Downtown SLC Partners, the developer representing the property owner, Salt Lake City Corporation, has initiated petitions for a Planned Development and Conditional Building and Site Design (CBSD) for "The Exchange" a proposed mixed use development at approximately 320 E 400 South. The proposal consist of two new buildings - One 9-story structure with over 15,000 square feet of retail and 286 mixed-income units, and one 5-story structure with 2,700 square feet of retail, 126 mixed-income units, and 30,000 square feet of co-working space. The applicant is requesting 5 FT of additional building height through the Planned Development process and Conditional Building and Site Design Approval for modifications to the Design Standards in 21A.37 of the zoning ordinance. The project is located in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district in Council District 4, represented by Derek Kitchen. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Numbers PLNPCM2018-00470 & PLNSUB2018-00434**

Amy Thompson, Principal Planner, reviewed the petition as outlined in the memorandum.

Chris Parker, Applicant, provided further details and a presentation regarding the proposed project.

The Commission, Staff and Applicant discussed the following:

- Garage parking entrance and pedestrian entrances
- Residential entrances
- The possibility of an artful screen
- The length of the building
- Color of the building
- Sidewalk experiences and pedestrian activity
- Landscaping for building B
- What were the expectations when writing the RFP
- Height of the building
- Costs of wood frame building versus steel

Chair and Vice Chair Elections [8:30:10 PM](#)

Commissioner Scheer stated, I move to table the elections.

Commissioner Ruttinger second. Commissioners, Barry, Scheer, Bachman, and Rutting voted "Aye". Motion passed, and the elections were postponed until September 26, 2018.

The meeting adjourned at [8:31:23 PM](#)