

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, September 26, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at a [5:33:15 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, Brenda Scheer, and Sara Urquhart. Commissioners Adrienne Bell, Andres Paredes, and Clark Ruttinger were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Molly Robinson, Planning Manager; John Anderson, Senior Planner; Daniel Echeverria, Senior Planner; Tracy Tran, Senior Planner; Lauren Parisi, Associate Planner; Chris Lee, Principal Planner; Ashley Scarff, Principal 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, Carolyn Hoskins, Brenda Scheer, and Sara Urquhart. Planning Staff were: Nick Norris, Chris Lee, Lauren Parisi, and John Anderson.

- **649 N East Capitol Boulevard and 658 N East Capitol Street** - Staff gave an overview of the project and oriented the commissioners to the site.
Q: Is the proposed building in a substantially different location than existing building?
A: Staff oriented the commission and discussed the setbacks.
Q: Are sidewalks required?
A: Will be discussed at meeting.
Q: A question was asked about site grading and building height.
A: The height is within the permitted height and grading would comply with applicable regulations.
A comment was made: One commissioner asked the other to look at the heights of the buildings in the area.
- **1570 S Main St.** – Staff provided an overview of the project and oriented the commissioners to the site.
Q: What streets will the buildings face and whether facing Main street is more important than either of the side streets.
A: Staff pointed out where the building entrances were.
Q: What is the setback along the west property line?
A: Staff answered based on the information on the site plan.
Q: Can people park on the side streets?
A: Appears as though parking is allowed on one of the streets, but not the other

- **2593 S 700 East** – Staff provided an overview of the project and oriented the commissioners to the site.

Q: What are the setbacks?

A: Staff answered based on the information on the site plan.

Q: Are there other similar uses in the area?

A: Staff pointed out surrounding land uses.

APPROVAL OF THE SEPTEMBER 12, 2018, MEETING MINUTES [5:33:22 PM](#)

MOTION [5:33:30 PM](#)

Commissioner Bachman moved to approve the September 12, 2018, meeting minutes. Commissioner Scheer seconded the motion. Commissioners Barry, Scheer, Urquhart, Bachman voted “Aye”. Commissioners Hoskins and Lyon abstained from voting. The motion passed 4-2.

REPORT OF THE CHAIR AND VICE CHAIR [5:33:52 PM](#)

Chairperson Clark stated he would like to congratulate and thank the Planning Staff for their work for their Summer series.

Vice Chairperson Bachman stated she had nothing to report.

REPORT OF THE DIRECTOR [5:34:15 PM](#)

Mr. Nick Norris, Planning Director, informed the commission of new Planning Commissioner Adrienne Bell. He updated the commission that with return of fellow Planning Staff, projects that were previously postponed will now go forward. He also informed the Commission, that the City Council will start the Public Hearing on the ADU ordinance.

[5:37:36 PM](#)

UNFINISHED BUSINESS

Sugar House Heights Planned Development & Preliminary Subdivision - Consideration of the revised design and additional information that was requested by the Planning Commission at the August 22nd meeting. The public hearing was closed at that meeting, and no further public comment or participation is scheduled for this item. (Staff contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com) **Case Numbers: PLNSUB2017-01027 & PLNSUB2017-01028**

Ashley Scarff, Principal Planner, reviewed the petition and stated Planning Staff recommend the Planning Commission approve as recently proposed subject to conditions that were included in the motion.

The following comment was made:

- Chairperson Clark stated he does appreciate the side by side from the previous rendition to the new. It's incredibly helpful to see the comparison.

David Desso, Applicant, stated they took into consideration all the suggestions previously given. They also provided details as to the changes made and provided a presentation of the diverse neighborhood of the proposed project.

The Commission and Applicant discussed the following:

- The gate component

The Commission and Staff further discussed the following:

- The road accesses
- Frontage on Highland
- Discussion regarding meeting standard conditions for Planned Development and whether the project qualifies
- What can be developed by right
- Whether the commission believes the project is a better project rather than as of right project

[5:58:12 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 the Planned Development petition PLNSUB2017-01027 and associated Preliminary Subdivision PLNSUB2017-01028 with the following conditions:

- 1. The eastern yard areas of lots one and two (the yard areas adjacent to Highland Drive) shall be considered the front of the lots for the purposes of designating yards. This designation shall be noted on the final plat.**
- 2. Prior to recordation of the final subdivision plat, the applicant shall submit all documentation required by 21A.55.110 Disclosure of Private Infrastructure Costs, including detail on the future management and maintenance of all private infrastructure, to be reviewed and approved by Staff.**

Commissioner Bachman second. Commissioners Scheer, Urquhart, Bachman, Hoskins and Lyon vote “Aye”. Commissioner Barry voted “Nay”. The motion passed 5-1.

[6:00:40 PM](#)

Moda Main Planned Development - Brock Loomis, representing JF Capital, is requesting Planned Development approval to construct 11 multi-family residential units on a property located at approximately 1570 S. Main St. The applicant is requesting relief from the City's Zoning Ordinance through the Planned Development process for modified corner side yard setbacks and waive the requirement for building entrances along public streets (Harris Ave). The property is located in the CC Corridor Commercial zoning district and Council District 5, represented by Erin Mendenhall. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com) **Case Number: PLNSUB2018-00570**

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 approve the petition with conditions listed in the Staff Report.

The Commission and Staff discussed the following:

- Setback requirement
- Park strip removal for angled parking
- Number of additional parking spots and street parking spots
- Whether there is a City policy or standard that would encourage the utilization of park strips for parking purposes
- Number of car garages
- Minimum parking requirement

Adam Paul, Applicant, stated he had nothing to add to the presentation but is available for questions.

The Commission and Applicant discussed the following:

- The affordability of the units
- Choice of building materials and why they were chosen
- Thoughts of parking on Main Street

The Commission, Staff and applicant discussed the following:

PUBLIC HEARING [6:20:20 PM](#)

Lisa Lewis – Raised concerns regarding parking restrictions and privacy to her property.

Robert Lewis – Raised concerns regarding his property line and lack of parking for residence.

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

The Commission and Staff further discussed the following:

- Whether property line clarification will be addressed
- Whether the bike lane is a concern with the parking
- By right, what is the height allowed in that area
- What would be built in that area by right if the Planned Development was not approved
- Setback on West side of project and will it remain the same
- Removal of trees and whether a condition can be added to preserve them
- Options of not approving additional parking
- Parallel parking versus angled parking
- Function of additional parking

MOTION [6:39:55 PM](#)

Commissioner Bachman 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 petition PLNSUB2018-00570, Moda Main Planned Development, with the conditions listed in the staff report.

Commissioner Urquhart second. Commissioners Barry, Urquhart, Bachman, Hoskins voted “Aye”. Commissioners Scheer and Lyon voted “Nay”. The motion passed 4-2.

[6:40:48 PM](#)

TAG 700 Planned Development - Jordan Atkin, the owner of the property, is requesting Planned Development and Preliminary Subdivision approval to construct four single-family attached units (townhomes) on the property at 2593 S. 700 East. The applicant is requesting relief from the City’s Zoning and Subdivision Ordinance through the Planned Development process for modified setbacks, reduction of the side entry landscape buffer, and the creation of undersized lots without street frontage. The property is located in the RMF-30 (Low Density Multi-Family Residential) zoning district and Council District 7, represented by Amy Fowler. (Staff contact: Lauren Parisi at (801) 535-7226 or lauren.parisi@slcgov.com) **Case Numbers: PLNSUB2018-00555 & PLNSUB2018-00665**

Lauren Parisi, Associate Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommends the Planning Commission approve the petition with conditions listed in the Staff Report.

Jordan Atkin, Applicant, provided details of the addressed concerns that were previously raised by the community.

The Commission and Applicant discussed the following:

- Reason for not pitching the roof on the main street

PUBLIC HEARING [6:50:05 PM](#)

Judi Short, representative of the Sugar House Community Council – Raised concern regarding the roof peaks and design of the project and whether it is compatible with the neighborhood.

Janet Ellingson – Raised concern regarding height of buildings and lack of privacy with her property.

David Hiti - Raised concern with the density of the properties and the compatibility of the neighborhood.

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

The Commission, Staff and Applicant discussed the following:

- Whether there was a modification being requested for the North side of the project where there's a 5-foot setback
- Whether there were patios and if they were allowed
- Height of fence that is being proposed
- Entrances of the properties
- Clarification on reasoning for roof pitching
- Whether or not the properties will have an HOA
- Whether these properties will be sold or rented
- Discussion was made regarding sidewalk of the property
- Second story balcony on the front of the lot

The Commission further discussed:

- The commission questioned if they were encouraging slot housing
- Width of the property
- Pitch of the roof

MOTION [7:23:04 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 petitions PLNSUB2018-00555 and PLNSUB2018-00665, TAG 700 Planned Development and Preliminary Subdivision, with the conditions listed in the staff report, with the following modifications:

- 1. That they add some architectural details such as a dormer for the front façade to make the entrance more pronounced**

Commissioner Urquhart second. The Commission further discussed the motion and the following comments were made:

- **A matter of composition and be more specific regarding conditions to change frontage of unit.**
- **The color schemes**

Commissioners Barry, Urquhart, and Lyon voted “Aye”. Commissioners Scheer, Bachman, and Hoskins voted “Nay”. As a tiebreaker, Chairperson voted “Nay” and the motion failed.

The following comments were made:

- **Aesthetics of the properties not of many people's likings**
- **Landscaping and buffering in this project is better than current condition**

SECOND MOTION [7:31:54 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 petitions PLNSUB2018-00555 and PLNSUB2018-00665, TAG 700 Planned Development and Preliminary Subdivision, with the conditions listed in the staff report.

Commissioner Bachman second. Commissioners Scheer, Urquhart, Bachman, Hoskins and Lyon voted “Aye”. Commissioner Barry voted “Nay”. The motion passed 5-1.

[7:33:06 PM](#)

East Capitol Residential Development - The petitioner, Brian Zaitz, on behalf of the property owner Jeffrey Adams (MAKADAMS LLC), has initiated petitions to subdivide three parcels and then construct four residential buildings containing a total of 6 units (2 twin homes and 2 single family dwellings) at approximately 649 N East Capitol Boulevard and 658 N East Capitol Street. The project requires planned development and preliminary subdivision approval. The preliminary subdivision is to reapportion the three existing parcels into six parcels while the planned development request is to reduce the front yard setback for one of the single family dwellings. The properties are located in the R-2 (Single and Two Family Residential) zoning district and Council District 3, represented by Chris Wharton. Staff Contact: Chris Lee at chris.lee@slcgov.com or 801-535-7706. **Case Numbers: PLNSUB2018-00366 & PLNSUB2018-00426**

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

The Commission and Staff discussed the following:

- The building height limit in the area and whether they meet the requirement

Brian Zaitz, Applicant; Jeffrey Adams and Gonzalo Calquin, Architects, provided some history of the project and were available to answer any questions the Commission may have.

The Commission and Applicant discussed the following:

- History of the triangle lot
- The reason that Clinton Avenue veer to the North before intersecting with East Capitol Boulevard

PUBLIC HEARING [7:42:04 PM](#)

David Scheer, representative of the Community Council – Raised concern regarding the incompatibility with existing character of the neighborhood. He also questioned the height of the property and how it was determined.

Chairperson Clark read from the following comment cards:

Bill Knowles – The height variance requested is totally incongruous with the rest of the street. The staff report stating no sidewalk is incorrect. The developer should be providing sidewalks.

Loraine Brandt – The PUD does not compliment the 2-family homes across East Capitol Blvd, where homeowners have preserved or updated red brick and vertical siding. Neither is there adequate yard for each unit.

Susan Corth – Raised concern of lack of sidewalk.

Wayne Martinson – Raised concern of lack of sidewalk and the safety of pedestrians.

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

The Commission and Staff discussed the following:

- Lack of sidewalks
- How likely is it that there be a masterplan to acquire a sidewalk?
- Any requirement of tree lawn or landscaping
- Building height and whether additional height is being requested
- By right what could be built in that area
- If they regrade the property to meet the conditions, will the building still meet the height standards

MOTION [8:01:52 PM](#)

Commissioner Urquhart stated, based on the staff report, the information presented, and the input received in the public hearing, I move the Commission approve Planned Development PLNSUB2018-00366 and PLNSUB2018-00426 with the conditions listed in the Staff Report.

Commissioner Bachman second and added the comment that she does think sidewalk should be implemented but a piece of isolated sidewalk should be a part of the bigger project.

[8:03:33 PM](#)

Commissioner Sheer stated she would like to make a motion to amend the motion to require a sidewalk on East Capitol Blvd and a tree lawn that is in keeping with the landscaping with other tree lawns in that area.

[8:05:03 PM](#)

Commissioner Urquhart stated she does not approve the amended motion.

Voting took place for the original motion that Commissioner Urquhart stated. Commissioners Barry, Urquhart, Bachman, Hoskins and Lyon voted “Aye”. Commissioner Scheer voted “Nay”. The motion passed 5-1.

[8:07:21 PM](#)

Inland Port Zoning Modifications – Mayor Jackie Biskupski has initiated a petition to allow inland port uses as permitted or conditional uses within portions of the industrial area in the Northwest Quadrant and on the east side of the Salt Lake International Airport along 2200 West. The proposed zoning changes are being proposed in response to the State Bill HB2001 that requires zoning modifications by December 31, 2018. If the city does not adopt changes by December 31, 2018 then all inland port uses would be considered permitted uses and the city would lose the ability to further regulate inland port land uses. 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 City’s sustainability and master plan goals. The proposed modifications include changes to:

- Allow inland port uses in the zoning districts that do not currently allow them,
- Update application requirements for conditional uses in order to determine the impact that a conditional use may have on surrounding properties and the environment,
- Establish standards for the storage of natural resources, and
- Prohibit uses that are not light industrial in nature.

Other related provisions of Title 21A will be amended as part of this petition. (Staff Contacts: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com, Tracy Tran at 801-535-7645 or tracy.tran@slcgov.com). **Case Number: PLNPCM2018-00601**

Mr. Nick Norris, Planning Director, stated he wanted to recognize the Staff effort on this project. The Staff has allocated close to a thousand staff hours researching, meeting with people, talking to State Departments, Federal Departments, property owners, etc. He stated he wanted to thank Tracy and Daniel who are the face of the project and the other staff members who behind the scenes have done a lot of leg work to help protect the city’s long-term interest in the Northwest quadrant associated with this project.

Tracy Tran, Senior Planner, provided a recap of the Staff tasks. Daniel Echeverria, Senior Planner, provided details of the proposed ordinance. He also addressed how Staff responded to the comments and concerns made by the public in the previous public hearing. He stated Staff recommended the Commission forward a positive recommendation to the City Council. The Staff addressed the following matters:

- Uses:
 - a) Grain Silos
 - b) Railroad Repair Shops
- Buffers:
 - a) Railroad freight terminal 1-mile buffer
 - b) Natural resource storage/transfer/loading/unloading
- Specific standards:
 - a) Energy efficiency
 - b) Lighting ordinance
 - c) Noise standards

The Commission and Staff discussed the following:

- Clarification on whether there was a 1-mile buffer from the prison in the February decision
- Whether rezoning the prison area as residential would be beneficial
- Whether negative impacts that can be mitigated includes air quality
- Discussion regarding one-thousand-foot buffer for the natural area

PUBLIC HEARING [8:32:25 PM](#)

Dorothy Owen, Council Chair of the WestPoint Community Council – Raised concern regarding the residential buffer surrounding the prison.

Judi Short – Provided comments regarding the conditional uses, bird conservation, and air quality.

Steve Erickson – Provided a comment card stating he wished to speak but was no longer present.

Wayne Martinson – Raised concern regarding the mile buffer surrounding the prison.

David Scheer – Raised concern regarding the impact mitigation process and stated he would like to see a professional third party produce all the information that is requested in the impact mitigation plan.

Nigel Swaby – Raised concern regarding environmental quality.

Richard Holman – Stated he would like to see a baseline of standards that everyone would have to satisfy.

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

The Commission and Staff further discussed the following:

- The buffer surrounding the prison
- History regarding freight buffer in February
- What the process is moving forward
- Who would pay for a third-party assessment and whether it would be possible to request one

MOTION [9:05:02 PM](#)

Commissioner Bachman stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission recommend that the City Council approve PLNPCM2018-00601, Inland Port Zoning Modifications with a recommendation to look at the land use agreements by the prison to potentially incorporate one-mile buffer and to add the professionally prepared to the mitigation impact reports. Also, how to pay for the third-party review.

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

[9:09:08 PM](#)

CHAIR AND VICE CHAIR ELECTIONS

Commissioner Barry nominated Maurine Bachman for Chair. Commissioner Scheer second. All voted in favor, Maurine Bachman won Chair.

Commissioner Barry nominated Sara Urquhart for Vice Chair. Commissioner Lyon second. All voted in favor, Sara Urquhart won Vice Chair.

The meeting adjourned at [9:12:27 PM](#)