

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, October 24, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:29 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Maurine Bachman, Vice Chairperson Sara Urquhart; Commissioners Amy Barry, Adrienne Bell, Weston Clark, Carolynn Hoskins, Matt Lyon, Clark Ruttinger, and Brenda Scheer. Commissioner Andres Paredes was excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Molly Robinson, Planning Manager; Paul Nielson, Attorney; David Gellner, Principal Planner; Doug Dansie, Senior Planner; and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Adrienne Bell, Weston Clark, Carolynn Hoskins, Clark Ruttinger, Brenda Scheer and Sara Urquhart. Staff members in attendance were Wayne Mills, Doug Dansie and David Gellner.

- **3075-3129 South 900 East** - Staff summarized proposal.
- **515 South 400 East** - Staff summarized proposal.

APPROVAL OF THE OCTOBER 10, 2018, MEETING MINUTES. [5:31:32 PM](#)

MOTION [5:31:35 PM](#)

Commissioner Clark stated he has a correction to a comment made during the Union Pacific work session and with the correction he moved to approve the October 10, 2018, meeting minutes. Commissioner Hoskins seconded the motion. Commissioners Clark, Hoskins, Lyon, Barry, Urquhart, Bell and Ruttinger voted “Aye”. Commissioner Scheer abstained from voting as she was not present at the subject meeting. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:33:14 PM](#)

Chairperson Bachman stated she attended a conference regarding housing affordability and availability. She advised the Commission regarding the referendums and the necessity for clarifications with Motions.

Vice Chairperson Urquhart stated she had nothing to report.

REPORT OF THE DIRECTOR [5:35:11 PM](#)

Mr. Wayne Mills, Planning Manager, reviewed Extension of Approval for PLNSUB2017-00418 and PLNPCM2017-00419. He stated Staff recommends the Planning Commission approve the time extension to allow sufficient time to complete building permit plans.

The Commission and Staff discussed the following:

- Clarification of project location

MOTION [5:37:30 PM](#)

Commissioner Scheer stated based on the information presented, I move that the Commission approve a one-year time extension for PLNSUB2017-00418 and PLNPCM2017-00419 Block 67 Planned Development and Conditional Use at approximately 131 South 300 West.

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

[5:38:36 PM](#)

Rezone and Master Plan Amendment - Rockworth Companies, LLC, representing Third South, LLC, the property owner, is requesting a master plan amendment and zoning map amendment for the property located at 515 South 400 East. No specific site development proposal has been submitted at this time. The intent of the petition is to change the zoning to allow for more flexibility to develop future multi-family residential, office or mixed-use development. The following two petitions are associated with this request.

- a) Master Plan Amendment - The future land use map in the Central Community Master Plan currently designates the property as "Residential/Office Mixed Use". The petitioner is requesting to amend the future land use map for the parcel to "High Mixed Use". **Case number PLNPCM2018-00642**
- b) Zoning Map Amendment - The property is currently zone RO – Residential Office. The petitioner is requesting to amend the zoning map designation of the property to R-MU – Residential/Mixed Use. **Case number PLNPCM2018-00643**

The property is located within Council District 4, represented by Derek Kitchen. (Staff contact: David J. Gellner at (801-535-6107 or david.gellner@slcgov.com)

David Gellner, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Adjacent zoning
- Zoning approach to buffering
- Setbacks and buffers to adjacent properties
- Street setback on 400 E and current patterns
- Property line and landscaping
- Parking requirements
- Clarification of differences between RMF-45 and RMU
- Whether there was an evaluation to change the zone to RMF-45 or another zone instead of the requested R-MU zone

- Whether there are other RMU zone's that allow for higher height than the RMU-45 would allow but less than the R-MU zone

Adam Davis, Applicant, provided further details regarding the petition and addressed concerns.

The Commission and Applicant discussed the following:

- Parking easement agreement
- Clarification of surrounding building owners

PUBLIC HEARING [6:00:46 PM](#)

Chairperson Bachman opened the Public Hearing;

Joseph Briggs – Stated he is in support of the zone change in principle but isn't sure if it's appropriate without a site plan.

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

The Commission and Staff further discussed the following:

- Approval process for Planned Development
- Property line and setback clarification
- Depth of the lot
- Width of property requirement for RMF-45

FAILED MOTION [6:14:22 PM](#)

Commissioner Urquhart 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 the proposed Master Plan and Zoning Map Amendments, files PLNPCM2018-00642 and PLNPCM2018-00643 for the property located at 515 South 400 East, proposed zone change from the RO (Residential/Office) zoning district to the R-MU (Residential/Mixed Use) zoning district and corresponding master plan amendment.

Second by Commissioner Bell. Commissioners Urquhart and Bell voted "Aye". Commissioners Scheer, Clark, Hoskins, Lyon, Barry and Ruttinger voted "Nay". The motion failed.

MOTION [6:16:52 PM](#)

Commissioner Scheer 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 deny the proposed Master Plan and Zoning Map Amendments, files PLNPCM2018-00642 and PLNPCM2018-00643 for the property located at 515 South 400 East, proposed zone change from the RO (Residential/Office) zoning district to the R-MU (Residential/Mixed Use) zoning district and corresponding master plan amendment. The standards that are not being complied with are:

- **Compatibility with the remaining parts of that street. Specifically; setbacks and residential uses.**

Commissioner Clark second. Commissioners Scheer, Clark, Hoskins, Lyon, Barry and Ruttinger voted “Aye”. Commissioners Urquhart and Bell voted “Nay”. The motion passed 6-2.

[6:18:34 PM](#)

Cottage Court Planned Development Major Modification - The applicant, Michael Brodsky, is requesting a major modification to the approved Cottage Court Planned Development: located at approximately 3075-3129 South 900 East. The proposed modification would authorize the salvage and remodeling of one existing residential building (which is located within the planned development and does not occupy 900 East street frontage), instead of its demolition and rebuilding. The parking for the residential building is proposed to be in the front yard of the property, which is located on the interior private street (not along 900 East), instead of within a garage as originally approved. Cottage Court is a Planned Development of 16 homes on two private streets that was approved by the Planning Commission on November 20, 2016. Phase one (eight homes on one private street) has been completed. The property subject to this application is 207 of phase two and the changes affect only one lot of the eight parcels on the second private street. The development is located in the R-1/5000 (Single Family Residential) zoning district within City Council District 7, represented by Amy Fowler. (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com). **Case number PLNSUB2016-00540**

Doug Dansie, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended the Planning Commission approve the proposed major modification.

The Commission and Staff discussed the following:

- Clarification regarding location of parking
- Façade facing 9th East
- Front door location
- Whether the street is a dead-end street

A site plan was handed to the Commission for review.

Barry Gittleman, President of Hamlet Homes, further reviewed the petition.

The Commission and Applicant discussed the following:

- Dimension on parking area and length
- Market value housing

PUBLIC HEARING [6:30:47 PM](#)

Chairperson Bachman opened the public hearing;

Judi Short, Sugar House Community Council – stated that she and the Community Council are in favor of the petition.

Seeing no one else wished to speak, Chairperson Bachman closed the public hearing.

MOTION [6:34:00 PM](#)

Commissioner Urquart 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 proposed major modification associated with PLNPCM2018-00540 Cottage Court Phase Two, because the proposal is in substantial conformity with the approved development plan.

Commissioner Hoskins second. Commissioners Scheer, Clark, Hoskins, Lyon, Barry, Urquhart, Bell and Ruttinger voted “Aye”. The motion passed Unanimously.

[6:35:26 PM](#)

WORK SESSION

Parking Chapter Update - The Planning Commission will receive a briefing from staff and Clarion and Associates (the consultant on the project) on the update to the parking chapter of the zoning ordinance. the parking chapter determines how much parking is required for each land use, where the parking can be located, bicycle parking requirements, and other similar requirements. The briefing will focus on the process to date, the upcoming process, and the key changes in the ordinance. (Staff contact: Wayne Mills at 801-535-7282 or wayne.mills@slcgov.com). **Case number PLNPCM2017-00753**

Wayne Mills, Planning Manager, briefed the Commission regarding the proposed project.

Jim Spung, Clarion and Associate, reviewed the proposed project. He provided a presentation and addressed possible concerns.

The Commission, Staff and Applicant discussed the following:

- Number of parking stalls required for different land uses
- The public engagement process and whether the survey was sent in other languages
- Denominator with survey of that size
- Parking minimum and maximum allowed
- Neighborhood compatibility
- Look and feel of the design
- Parking locations
- Whether this project includes bicycle and scooter parking
- Bicycle parking design and location
- Restaurant parking uses

The meeting adjourned at [7:37:37 PM](#)