

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, January 10, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:34 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 Ivis Garcia; Commissioners Maurine Bachman,Carolynn Hoskins, Matt Lyon, Andres Paredes, Clark Ruttinger, Brenda Scheer and Sara Urquhart. Commissioner Emily Drown was excused.

Planning Staff members present at the meeting were Cheri Coffey, Assistant Planning Director; David Gellner, Principal Planner; Lauren Parisi, Associate Planner; Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Weston Clark, Maurine Bachman, Ivis Garcia, Clark Ruttinger and Sara Urquhart. Staff members in attendance were Cheri Coffey, David Gellner and Lauren Parisi.

- **2215 North 2200 West** - Staff gave an overview of the proposal.
- **613 East 100 South** - Staff gave an overview of the proposal. The Commission asked what trees would remain, reviewed the orientation of the building and discussed how the front elevation addressed the street.

APPROVAL OF THE DECEMBER 13, 2017, MEETING MINUTES. [5:30:46 PM](#)

MOTION [5:30:50 PM](#)

Commissioner Garcia moved to approve the December 13, 2017, meeting minutes. Commissioner Bachman seconded the motion. Commissioners Bachman, Lyon, and Garcia voted “aye”. Commissioners Paredes, Hoskins, Urquhart, Lyon and Ruttinger abstained from voting as they were not present at the subject meeting. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:45 PM](#)

Chairperson Clark reviewed the request from Commissioner Scheer for a leave of absence from February 2018 to June 2018.

MOTION [5:32:42 PM](#)

Commissioner Hoskins moved to approve the leave of absence for Commissioner Scheer from February 2018 to June 2018. Commissioner Urquhart seconded the motion. Commissioners Bachman, Garcia, Hoskins, Lyon, Paredes, Ruttinger and Urquhart voted “aye”. The motion passed unanimously.

Vice Chairperson Garcia stated she had nothing to report.

REPORT OF THE DIRECTOR [5:33:08 PM](#)

Ms. Cheri Coffey, Assistant Planning Director, stated she had nothing to report.

[5:33:37 PM](#)

New Municipal Service Use SLC Mosquito Abatement District Complex at approximately 2215 North 2200 West - Andy Tongish, of Design West Architects, representing the Salt Lake City Mosquito Abatement District (SLCMAD), is requesting Conditional Use approval for a new municipal service use to be located at the above listed address on a 7.8 acre parcel in the BP – Business Park zoning district. The proposal is for a new headquarters and complex for the SLCMAD consisting of six (6) buildings on the property including buildings for administration/laboratory, dormitory, truck storage and maintenance, vehicle storage, chemical storage and a fish hatchery, all of which will support the operations and mission of the district. The property is located within Council District 1, represented by James Rogers. (Staff contact: David J. Gellner at (801-535-6107 or david.gellner@slcgov.com) Case number: PLNPCM2017-00802 (Administrative Item)

Mr. David Gellner, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the petition as outlined in the Staff Report.

Commissioner Scheer arrived at the meeting. [5:36:07 PM](#)

The Commission and Staff discussed the following:

- The traffic concerns listed in the Staff Report.

Mr. Greg White, SLCMAD, reviewed the services provided by the district, the reasons for the request and why the larger facility would be an overall asset to the community.

The Commission and Applicant discussed the following:

- The mosquito season in Utah.
- The impact of abatement on the mosquito population and if the new facility would increase the impact.
- The length of time one would stay in the dormitory facility.

The Commission Staff and Applicant discussed the following:

- The language in the ordinance regarding what constituted a residence.
- The building code regulations required to be met in order to allow people to stay at the facility.
- If the City Council was the approval authority for the petition.
- If the petition were denied where could the facility be located?

PUBLIC HEARING [5:54:59 PM](#)

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

MOTION [5:55:52 PM](#)

Commissioner Lyon stated based on the findings and information listed in the Staff Report and the testimony and plans presented, he moved that the Planning Commission approve the requested conditional use application PLNPCM2017-00802 for a new Municipal Service Use for the Salt Lake City Mosquito Abatement District Headquarters/Complex subject to conditions 1 and 2 as listed in the Staff Report. Commissioner Bachman seconded the motion. Commissioners Bachman, Hoskins, Garcia, Lyon, Paredes, Ruttinger, Scheer and Urquhart voted “aye”. The motion passed unanimously.

[5:57:06 PM](#)

TAG Row House Development at approximately 613 East 100 South - Jordan Atkin, the property owner, is requesting Planned Development and Preliminary Subdivision approval to construct a 3-unit row house at the above listed address. The applicant is requesting relief from the City’s Zoning and Subdivision Ordinance through the planned development process for modified setbacks, elimination of the side entry landscape buffer, and the creation of undersized lots without street frontage. The site is zoned RMF-45 (Moderate/High Density Multi-Family Residential), and is located in Council District 4, represented by Derek Kitchen. (Staff contact: Lauren Parisi at (801)535-7226 or lauren.parisi@slcgov.com). Case numbers: PLNSUB2017-00723 and PLNSUB2017-00964 (Administrative Item)

Ms. Lauren Parisi, Associate 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 as outlined in the Staff Report.

Mr. Jordan Atkin, Property Owner, and Mr. Jessie Holtz, architect, thanked staff for helping with the project and asked the Commission if there were any questions.

The Commission, Staff and Applicant discussed the following:

- The aspects of the street facing elevation and how the design reflected an inviting façade.
- The materials for the project.
- The changes being made to better depict the design of the building.
- The access to the different units and if the pathways could be widened.
- The subdivision of the property and why it was going through the Planned Development process.
- The HOA for the property.
- Where the units rentals or owner occupied.
- The common spaces for the property.
- The uses of the neighboring buildings.
- If the alley was vacated in the future, how would it affect the subject and neighboring property?
- The public comments for the proposal.

PUBLIC HEARING [6:19:21 PM](#)

Chairperson Clark opened the Public Hearing.

The following individuals spoke to the petition: Ms. Jennifer Sorenson, Mr. Boyd Brown.

The following comments were made:

- Overall the Bamberger building tenants supported the proposal.
- The project would enhance the neighborhood and was a good representation of the area.
- Supported the proposal as it was what the neighborhood needed.

Chairperson Clark closed the Public Hearing.

MOTION [6:22:05 PM](#)

Commissioner Ruttinger stated based on the information in the Staff Report, the information presented, and the input received during the public hearing, he moved that the Planning Commission approve Planned Development Petition PLNSUB2017-00723 and Preliminary Subdivision Petition PLNSUB2017-00964 as proposed and dimensioned with the conditions listed in the Staff Report with the additional condition for height modification of thirty feet or less. Commissioner Lyon seconded the motion. Commissioners Bachman, Garcia, Hoskins, Lyon, Paredes, Ruttinger, Scheer and Urquhart voted “aye”. The motion passed unanimously.

The Commission asked Staff to have a training and review session regarding past infill projects that did and did not work in the city. The Commission would like more information on how to address projects without street facing units and other options for those projects.

[6:30:29 PM](#)

WORK SESSION

The Planning Commission will hear a presentation from the Seven Canyons Trust. The Seven Canyons Trust is a local non-profit organization working to daylight and rehabilitate the seven creeks that flow into the Salt Lake valley from the Wasatch Mountains. Representatives from the group will discuss the goals of the organization with the Planning Commission. This is an educational presentation for the Planning Commission to learn about the various planning related activities being done by other groups that may impact the city.

Mr. Bryan Tonetti, Seven Canyons Trust, reviewed the history, mission and vision for daylighting creeks in Salt Lake City. He reviewed the current projects on and how the Planning Commission could help with the process.

The Commission and Applicants discussed the following:

- How the Planning Commission could help with the daylighting process and the City’s stand on the proposal.
- If the proposal was part of a current master plan.
- If easements on the properties where the creeks run existed.
- The cost to uncover the creeks, the tools to do so and the future of the proposal.

- If the language could be added to the Planned Development process to help with the project.
- The best way to facilitate the process and further the project.
- The public education aspect of the program.

The meeting adjourned at [7:09:54 PM](#)