

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, November 28, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:51 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, Matt Lyon, Clark Ruttinger, and Brenda Scheer. CommissionersCarolynn Hoskins and Andres Paredes were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; David Gellner, Principal Planner; Lauren Parisi, Principal Planner; John Anderson, Senior Planner; Kelsey Lindquist, Principal Planner; Amy Thompson, 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, Adrienne Bell, Weston Clark, Clark Ruttinger, Brenda Scheer, and Sara Urquhart. Staff members in attendance were Nick Norris, David Gellner, John Anderson, Kelsey Lindquist, Amy Thompson, and Lauren Parisi.

- **780 E 900 S** - Staff gave an overview of the proposal.
Q: How tall is the existing building?
A: 24 feet.
- **Mead Avenue Alley Vacation** – Staff gave an overview of the proposal.
- **Redwood Road Planned Development** – Staff gave an overview of the proposal.
Q: Is there a draining issue/ concern with open space along what looks like an irrigated canal?
A: That’s a question for the applicant.
- **2200 W Rezone** – Staff gave an overview of the proposal.

APPROVAL OF THE NOVEMBER 14, 2018, MEETING MINUTES [5:30:57 PM](#)

MOTION [5:31:06 PM](#)

Commissioner Clark Ruttinger moved to approve the November 14, 2018, meeting minutes. Commissioner Weston Clark seconded the motion. Commissioners Bell, Barry, Clark, Urquhart, and Ruttinger voted “Aye”. Commissioner Scheer abstained. The motion passed 5-1.

[5:31:23 PM](#) Commissioner Matt Lyon joined the meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:30 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

REPORT OF THE DIRECTOR [5:31:35 PM](#)

Mr. Nick Norris, Planning Director, updated the Commission with City business regarding upcoming meetings. He also recognized Commissioner Emily Drown for her tenure on the Planning Commission.

The Staff and Commission commemorated Emily Drown.

[5:38:46 PM](#)

Mead Avenue Alley Vacation - James Keifert, a property owner residing at 1006 South 800 West has initiated a petition to vacate a 350-foot alley known as Mead Avenue that is located to the north of his property between 800 West and Jeremy Street. The alley is referenced as Mead Avenue, but the City recognizes it as an alley rather than a street. The property is located within Council District 2, represented by Andrew Johnston. (Staff contact: David J. Gellner at (801-535-6107 or david.gellner@slcgov.com)
Case number PLNPCM2018-00666

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 forward a negative recommendation to the City Council.

James Keifert, Applicant; Clint Lehmborg, neighbor, further reviewed the petition. The applicant provided photos stored in personal cell phone of the condition of the said alley.

The Commission and Applicant discussed the following:

- Who will manage the street and what are the physical expectations
- Whether the closer will block off vehicles
- Whether there is approval from other property owners to maintain proposed area

PUBLIC HEARING [5:57:33 PM](#)

Chairperson Bachman opened the Public Hearing;

Mark Mason – Raised concern with plan of action and who will take responsibility for funds and maintenance.

Greg Bailey- Stated he is in favor of the petition.

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

The Commission, Staff and Applicant discussed the following:

- Whether there are any utilities in the alley
- Any easements present
- Clarification on who will own the property if it's closed
- Whether the applicant is the right to file for the petition
- Codes to adhere for fencing
- Clarification of the process to closing and fencing the property

MOTION [6:14:31 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 transmit a negative recommendation to the City Council for the Mead Avenue Alley Vacation, file PLNPCM2018-00666 for the reasons listed in the staff report.

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

[6:16:08 PM](#)

Zoning Map Amendment at Approximately 2200 West - Nick Smith, owner representative, is requesting a zoning map amendment application to amend the existing zoning of 2058 North 2200 West from AG-2 (Agricultural District) to M-1 (Light Manufacturing). The amendment is to implement the master plan zoning and to accommodate future commercial land uses. No specific site development proposal has been submitted at this time. The property is located within Council District 1, represented by James Rogers. (Staff contact: Kelsey Lindquist at 801-535-7930 or Kelsey.Lindquist@slcgov.com) **Case number PLNPCM2018-00657**

Kelsey Lindquist, Principal Planner, reviewed the petition as outlined in the staff report (located in the case file). She stated Staff recommended the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification on whether the inholding person is the owner of the house.
- Periphery
- Height allowed in M-1 zone and buffer
- Restrictions on the airport overlay

Nick Smith and Sean Johnson, Applicants, provided further details regarding the petition.

PUBLIC HEARING [6:24:11 PM](#)

Chairperson Bachman opened the Public Hearing; seeing no one wished to speak, Chairperson Bachman closed the public hearing.

The Commission, Staff and Applicant discussed the following:

- Clarification on overlay allowance

MOTION [6:27:06 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 forward a positive recommendation to the City Council to approve PLNPCM2018-00657.

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

[6:27:59 PM](#)

Special Exception for Additional Height at 780 E 900 South - Brett Ross, the property owner, is requesting special exception approval for additional building/wall height for a new single-family home to be constructed at 780 E. 900 South. Buildings with flat roofs in the R-2: Single and Two-Family Residential zoning districts are allowed up to 20 feet tall. Three additional feet of height is being requested to accommodate a 3-foot guardrail on top of the roof required by building code for the proposed roof deck space. The property is located in Council District 5, represented by Erin Mendenhall. (Staff contact: Lauren Parisi at 801-535-7226 or Lauren.Parisi@slcgov.com) **Case number PLNPCM2018-00524**

Lauren Parisi, Principal Planner, reviewed the petition as outlined in the staff report (located in the case file). She stated Staff recommended the Planning Commission approve the Special Exception request with the condition listed in the staff report.

The Commission and Staff discussed the following:

- Possibility of placing any dormers in the 20-foot pitched roof
- Privacy of surrounding neighbors
- Greenspace on the roof

Brett Ross, applicant, provided further details and reviewed the petition.

The Commission and Applicant discussed the following:

- How the proposed setback that staff suggested has impacted the design
- Vegetation with the roof plan
- Roof support
- Materials being used for guardrail
- Whether other surrounding properties have roof decks

PUBLIC HEARING [6:40:40 PM](#)

Chairperson Bachman opened the Public Hearing; seeing no one wished to speak, Chairperson Bachman closed the public hearing.

The Commission, Staff and Applicant discussed the following:

- Purpose of having a lower height maximum for a flat roof
- Whether privacy of surrounding neighbors is being considered

MOTION [6:45:35 PM](#)

Commissioner Scheer stated, based on the findings listed in the staff report, I move that we allow the additional height with one consideration:

1. **That the guardrail must be installed at least 2 feet back from the roof edge around it's perimeter for PLNPCM2018-00524.**

Commissioner Bell seconded. Commissioners Bell, Scheer, Barry, Urquhart and Ruttinger voted "Aye". Commissioners Lyon and Clark voted "Nay". The motion passed 5-2.

[6:48:30 PM](#)

RR Development Planned Development - Blake Henderson, property owner, is requesting Planned Development approval to construct a 299-unit multi-family residential development in 2 separate buildings on a property located at approximately 185 N. Redwood Rd. The applicant is requesting relief from the City's Zoning Ordinance through the Planned Development process for modified corner side yard setbacks and waiver of design standards along Harold St. and the allowance of surface parking in a corner side yard. The property is located in the TSA-MUEC-T (Transit Station Area Mixed-Use Employment Center Transitional) zoning district and Council District 1, represented by James Rogers. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com) **Case Number: PLNSUB2018-00641**

John Anderson, 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 Planned Development with conditions listed in the staff report.

The Commission and Staff discussed the following:

- How far Harold St. goes and where it ends
- Closest Trax stop

Blake Henderson, Applicant and Eric Jones, Architect, provided a presentation along with further details of the proposed Planned Development.

The Commission and Applicant discussed the following:

- Design details of the park
- Parking ratios
- Why not making the building larger?

PUBLIC HEARING [7:15:39 PM](#)

Chairperson Bachman opened the Public Hearing; seeing no one wished to speak, Chairperson Bachman closed the public hearing.

The Commission, Staff and Applicant discussed the following:

- Whether the private road has the potential of becoming a public road
- Who owns the private road
- Whether the park can be expanded
- Possibility of relocating parking or redesigning the parking

MOTION [7:32:40 PM](#)

Commissioner Lyon stated, based on the information in the staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve the Planned Development PLNSUB2018-00641. In order to comply with the applicable standards, the following conditions of approval apply:

1. **The parcels must be consolidated into a single parcel**
2. **Surface parking areas must be setback at least 8 feet from the property line**
3. **That the public space on the Southwest corner can be reconfigured to be shortened to less than 125 feet to accommodate a broader/wider configuration park requirement to be approved by staff with conditions met.**

The Commission clarified the motion. Commissioner Bell seconded the motion.

[7:36:26 PM](#) Commissioner Scheer moved to amend the motion. That the park extends from the building to Harold St. with a depth of at least 50-60 feet from Gertie St.

Commissioner Lyon denied the amendment to the motion. The motion stands as originally stated by Commissioner Lyon. Commissioners Bell, Scheer, Lyon, Barry, Urquhart, and Ruttinger voted “Aye”. Commissioner Clark voted “Nay”. The motion passed 6-1.

[7:39:57 PM](#)

The Exchange Phase 2: Planned Development and CBSDR at Approximately 320 E 400 South - A request by Downtown SLC Partners, the developer representing the property owner, Salt Lake City Corporation, for The Exchange – a project consisting of two new buildings that will be completed in phases. The second phase of the development request is for a 5-story building with approximately 126 mixed-income units and over 2,700 square feet of retail and 30,000 square feet of incubator co-working space. The applicant is requesting modifications of some of the design standards in section 21A.37 of the zoning ordinance through the Conditional Building and Site Design Review (CBSDR) process and a Planned Development for modifications to landscaping requirements in 21A.48. 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 for Phase 2, as outlined in the staff report (located in the case file). She stated Staff recommended the Planning Commission approve the petition with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Interior parking lot landscaping clarification

Chris Parker, GIV Development Group; Michael Glenboski Companies, provided a presentation and further details regarding the proposed project.

The Commission and Applicant discussed the following:

- Parking entrances
- How parking is getting programmed
- Amount of vehicle traffic crossing walkways
- Number of units

PUBLIC HEARING [8:11:27 PM](#)

Chairperson Bachman opened the Public Hearing; seeing no one wished to speak, Chairperson Bachman closed the public hearing.

The Commission, Staff and Applicant discussed the following:

- Materials being used beyond the parking area
- Shadowing of the building due to fencing
- Knee wall issues and whether it's necessary

MOTION FAILED [8:24:09 PM](#)

Commissioner Lyon stated, based on the findings listed in the staff report, it is the Planning Staff's opinion that phase two of The Exchange development (Building B) generally meets the applicable standards of approval and therefore I recommend the Planning Commission approve the Conditional Building and Site Design Review (Petition PLNPCM2018-00470) for modifications of the specified Design Standards in 21A.37 of the zoning ordinance, and the Planned Development request (Petition PLNPCM2018-00434) for the modifications to the parking lot landscaping requirements in section 21A.48 and 21A.26.078 of the zoning ordinance with the conditions of approval listed in the staff report with the exception of:

1. A 3-foot solid knee wall shall be provided along all ground level parking to screen headlights from the public way, can be removed or delegated to Staff if the current designs of the building meet the intent of public safety and other common design practices.
2. All the final details to be delegated to Planning Staff.

Commissioner Scheer seconded. The Commission made further discussion regarding the clarification of the motion.

MOTION [8:33:22 PM](#)

Commissioner Lyon stated, based on the findings listed in the staff report, I move the Planning Commission approve Conditional Building and Site Design and Review PLNPCM2018-00470 for modifications and the specified Design Standards in zoning ordinance and Planned Development request PLNPCM2018-004334 for modification of parking and landscaping requirements listed in the zoning ordinance with the conditions listed in the staff report, with the exception of:

1. **Bullet point #2 regarding the knee wall. That, that requirement be removed and delegated to staff to make sure public safety is maintained,**
2. **That condition #3 is modified so there is a mural of some kind along the building that provides visual interest as people come from the South to the North along the West elevation.**

With final approval and details delegated to staff.

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

The meeting adjourned at [8:36:36 PM](#)