

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

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:59 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 Emily Drown, Carolyn Hoskins, Matt Lyon, Andres Paredes and Clark Ruttinger. Commissioner Maurine Bachman, Brenda Scheer and Sara Urquhart were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Molly Robinson, Urban Designer; David Gellner, Principal Planner; Chris Lee, Principal 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, and Clark Ruttinger. Staff members in attendance were Nick Norris, David Gellner and Chris Lee.

- **2965 S Richmond Street** - Staff gave an overview of the proposal.
- **323 and 325 S 700 East** - Staff gave an overview of the proposal. The Commission asked what the front setback would be. Staff stated about fourteen feet, similar to adjacent buildings.
- **1302 S 500 E and 1314 S 500 E** - Staff gave an overview of the proposal. The Commission asked about the number of stall per unit. Staff stated there would be thirteen stalls for twelve units.

APPROVAL OF THE FEBRUARY 14, 2018, MEETING MINUTES. [5:31:00 PM](#)

MOTION [5:31:10 PM](#)

Commissioner Hoskins moved to approve the February 14, 2018, meeting minutes. Commissioner Garcia seconded the motion. Commissioners Garcia, Hoskins and Ruttinger voted “aye”. Commissioner Drown and Paredes abstained from voting as they were not present at the subject meeting. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:33 PM](#)

Chairperson Clark stated he had nothing to report.

Vice Chairperson Garcia stated she had nothing to report.

REPORT OF THE DIRECTOR [5:31:43 PM](#)

Mr. Nick Norris, Planning Director, reviewed the land use bill regarding the Northwest Quadrant and how the City was responding to the bill.

Commissioner Lyon arrived at the meeting.

[5:32:51 PM](#)

Richmond Place Townhomes Planned Development at approximately 2965 S Richmond Street - Johnsen and Allphin Properties, LLC are requesting Planned Development and Preliminary Subdivision approval for a proposed 9-unit townhome project to be located at the above listed address. The 0.83 acre (36,000 square feet) parcel is zoned RMF-30 – Low Density Multi-Family Residential and CB – Community Business zoning district. Access to the site would be provided via a private road that connects to Richmond Street. Planned Development approval is required as the individual units would not front onto a public street, have reduces lot sizes, have a reduced rear yard setback and to allow an additional 5-feet of building height. The subject property is located in Council District 7, represented by Amy Fowler. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com) Case number: PLNSUB2017-00881 & PLNSUB2017-01081 (Administrative matter)

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.

Mr. Johnsen, Allpin Properties, reviewed the process for the proposal and how it would enhance the street scape as well as the neighborhood. He stated the surrounding property owners supported the proposal.

The Commission and Applicant discussed the following:

- The landscaping for the proposal.
- If the second floor balconies would create a privacy issue for neighboring properties, in the future.
- The setbacks for the proposal.

PUBLIC HEARING [5:43:07 PM](#)

Chairperson Clark opened the Public Hearing.

Ms. Judy Short, Sugar House Community Council, stated the community council supported the proposal and was excited for the development. She stated the lots were cleaned up and the neighbors are excited for the development. Ms. Short stated the Council was thinking the proposal was phase one but they were not concerned. She stated some of the Council would like a no left turn sign to help with traffic, the master plan called for mixed use low intensity but the street would not support retail. Ms. Short stated they were not sure how the extra height benefited the development and they hoped to review the neighboring CB Zone project.

The following individuals spoke to the petition: Mr. Ron Johnston

The following comments were made:

- Concerned about the impact additional traffic would have on the neighboring historic district.
- Asked where the parking would be for the development.
- The properties needed to be maintained by the developer.

Chairperson Clark closed the Public Hearing.

The Commission, Applicant and Staff discussed the following:

- The Transportation Department's comments on the proposal.
- The neighboring property and the process for approval of a project in the CB zone.
- The requested additional height and what it accommodated.
- The layout of the units and access to the roof top deck.
- The parking for the proposal.
- What would happen if the additional height were not approved?
- The setbacks for the proposal.
- If the language regarding the CCNR's was in the proposed motion.

MOTION [5:56:52 PM](#)

Commissioner Drown stated regarding The Richmond Place Townhomes (PLNSUB2017-00881) and Preliminary Subdivision (PLNSUB2017-01081), based on the findings and information listed in the Staff Report and the testimony and plans presented, she moved that the Planning Commission approve the petitions subject to conditions 1-5 as listed in the staff report. Commissioner Paredes seconded the motion. Commissioners Drown, Garcia, Hoskins, Lyon, Paredes and Ruttinger voted "aye". The motion passed unanimously.

[5:58:40 PM](#)

The Mabel Townhomes Planned Development at approximately 323 and 325 S 700 East - Austin Averett, representing C.W. Urban is requesting Planned Development approval of a proposed six-unit multi-family condo project that would have reduced front and rear yard building setbacks on two contiguous property parcels totaling approximately 0.313 acres (13,600 square feet). Per the request, the front yard setback would be reduced from the required 25-feet to approximately 14.5 feet and the rear yard setback would be reduced from 30-feet to approximately 24.5 feet on the eastern end of the project. The Planning Commission may consider different setback reductions. The properties are located at the above listed addresses in the RMF-45 (Residential Multi-family) zoning district in Council District 4, represented by Derek Kitchen. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com) Case number: PLNSUB2017-00962 (Administrative matter)

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.

The Commission and Staff discussed the following:

- If the existing home would be demolished.
- The average setback on the block face.
- How the transit zone affected the development.
- The setbacks for the proposal in relation to the surrounding structures.

Mr. Jake Williams, C.W. Urban, reviewed the proposal and how it would impact the neighborhood. He stated average setbacks were reviewed and the proposal fit with the area. Mr. Williams reviewed why the requests were made and how the project as a whole would add to the value of the area.

The Commission, Staff and Applicant discussed the following:

- The layout of the structures.
- The materials for the proposal.
- If a historic home was being removed.
- The use of the surrounding properties.
- The public comments for the proposal.
- How to ensure the street facing facades are prominent and inviting.
- If the building could be flipped to address the street.
- Need to make sure the area remained walkable.
- How to break up the grey wall and landscaping to make the front façade more inviting.

PUBLIC HEARING [6:18:51 PM](#)

Chairperson Clark opened the Public Hearing.

The following individuals spoke to the petition: Ms. Cindy Cromer

The following comments were made:

- The type of unit was a box car.
- The proposal was a little better than the previous version.
- The setbacks were ok if it improved the proposal.
- The existing structure was historical, was eligible for tax credits and should be saved.

Chairperson Clark closed the Public Hearing.

The Commission, Applicant and Staff discussed the following:

- The setbacks for the proposal.

MOTION [6:22:32 PM](#)

Commissioner Ruttinger 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 Planned Development request for The Mabel Townhomes (PLNSUB2017-0962) subject to conditions 1-3 as listed in the Staff Report. Commissioner Drown seconded the motion. Commissioners Drown, Garcia, Hoskins, Lyon, Paredes and Ruttinger voted “aye”. The motion passed unanimously.

[6:23:19 PM](#)

The Wells Mixed Use Development at approximately 1302 S 500 E and 1314 S 500 E - Dallin Jolley, of Jolley & Jube Investments, has initiated petitions to develop two abutting parcels at the above listed addresses as a comprehensive mixed-use project with a building on each parcel featuring residential, office, retail, and restaurant uses. The project requires Conditional Building and Site Design Review (CBSDR) and Planned Development (PD) approval. The CBSDR request is to reduce the required 15 foot front and corner side yard setbacks. PD approval is required to reduce the 10 foot rear yard setback, the 30 foot parking setback, and to facilitate a shared parking area between the structures. The subject properties are located in the CN (Neighborhood Commercial) zoning district and in Council District 5, represented by Erin Mendenhall. (Staff Contact: Chris Lee at (801)535-7706 or chris.lee@slc.gov). Case number: PLNSUB2017-01052 and PLNPCM2017-00755 (Administrative matter)

Mr. Chris Lee, 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.

The Commission and Staff discussed the following:

- The number of parking stalls required by the development.
- What was being gained by reducing the parking and setbacks?
- The roof top space use and if it was within the height limits.
- If consideration was given for the residential structure to the south.
- If podium parking was considered.
- The parking reductions for the proposal and how the shared parking was accounted for.

Mr. Dallin Jolley, Jolley & Jube Investments, reviewed the proposal and the need for commercial aspects in the area. He reviewed the uses, square footage of the structures, the current setbacks, the possibility to increasing the setback and landscaping. He stated they were trying to maximize the parking and the use of the structure while improving the area.

Mr. Collin Jube, Jolley & Jube Investments, stated the development was enhancing the walkability of the area and reviewed the proposed landscaping buffer.

The applicants stated they were striving to meet the master plan and develop a viable project. They stated they met the parking requirements and one way to mitigate the parking was by providing HIVE passes for the residents of the development. They reviewed the changes made to the proposal in response to the Community Council.

The Commission, Staff and Applicant discussed the following:

- The layout of the buildings.
- Why the covered patio was desirable and the square footage of the commercial units.
- If there was a glass percentage for the proposal and how it addressed materials covering the glass?

PUBLIC HEARING [6:52:34 PM](#)

Chairperson Clark opened the Public Hearing.

The following individuals spoke to the petition: Ms. Paula Weber, Mr. Andre Andrewway, Mr. Don Rouse, Mr. Ron Johnston, Mr. Clark Cahoon, Ms. Kathy Byers, Mr. Corey Sautebin, Mr. Noah Sautebin, Ms. Lisa Cherry, Mr. Tanner Olsen, Ms. Trish Empey and Mr. John Francis.

The following comments were made:

- The Community Council supported the proposal.
- The Community Council was excited for additional commercial elements in the neighborhood.
- Liked the parking in the rear of the development.
- Loved seeing the changes in the area.
- Excited about the development but worried about the parking for the development.
- The additional traffic on the surrounding streets would be an issue.
- The setbacks in the proposal are not realistic and were actually less than stated.
- Would like to know if a traffic flow study had been conducted for the area.
- The proposal would create an issue with parking and traffic.
- More needed to be done to protect the historic nature of the area.
- The design and forward thinking of the proposal was a plus.
- It was important to look at expanding the City's green bike program to the area.
- A balance was needed between parking and new developments.
- The neighborhood would be impacted by the new businesses.
- This development was too large for the area.
- Underground parking would be more appropriate for the development.
- Kids cannot play in the neighborhood because of the cars parked in the street.
- Needed more affordable housing, with parking, in the area not what was proposed.
- Opening the alley created a safety issue.
- The proposal would increase the crime in the area.
- Would always be parking and traffic issues in Salt Lake.
- The proposal was a great addition to the area.
- The Amore Café was similar to the proposal and the traffic/cars that came with such a proposal would be more than the developer was expecting.

Chairperson Clark closed the Public Hearing.

The Commission, Applicants and Staff discussed the following

- How the proposal would affect the existing alley.
- There were no concerns from the Transportation Division.
- Who monitored the continued use of the alley?
- If there was an easement on the alley.
- The location of the light pole and if it could be moved.
- The alley seemed larger because adjoining parking lot.
- How to reconfigure the parking to accommodate more stalls.
- What could be built on the property without the Commission's review?

- The requested setback modifications and the benefit of those reductions.
- The expense of and ability to add underground parking.
- The percentage of glass on the structure.
- If a bump out would allow more parking along the street.
- The wood slats and how they detracted from the walkability of the proposal.
- Who would receive HIVE passes from the developer and if language could be added to the motion requiring the passes.
- The issue with the HIVE pass longevity.
- How the proposal did or did not meet the standards of review.
- How to modify the proposal to accommodate more parking.
- More could be done to address the structure as a whole.

The Applicant stated they were willing to shift the building to accommodate more parking.

MOTION [8:04:32 PM](#)

Commissioner Ruttinger stated based on the Staff Report, the information presented, and the input received during the public hearing, he moved that the Commission approve planned development PLNSUB2017-01052 at 1302 South 500 East and 1314 South 500 East. With the condition that they be allowed to remove landscape buffering on the west side of the property if it resulted in additional parking on the property and to allow the building to be moved a foot to the east.

If the condition was appropriate and eliminated all of the landscape buffering or only one section.

Commissioner Garcia seconded the motion. Commissioners Clark, Garcia, Hoskins, and Ruttinger voted “aye”. Commissioner Paredes Drown and Lyon voted “nay”. The motion passed 4-3.

Mr. Nick Norris, Planning Director, reviewed the upcoming changes to the parking ordinance and encouraged the public to participate in the discussions for those changes.

MOTION [8:14:01 PM](#)

Commissioner Ruttinger stated based on the Staff Report, the information presented, and the input received during the public hearing, he moved that the Commission approve Conditional Building and Site Design review PLNSUB2017-00755 at 1302 South 500 East and 1314 South 500 East. With the condition to move the building to be moved a foot to the east.

The Commission discussed the percentage of glass in the proposal and the aspects of the proposal that should be included in the motion.

Commissioner Garcia seconded the motion. Commissioners Drown, Garcia, Hoskins and Ruttinger voted “aye”. Commissioner Lyon voted “nay”. Commissioner Paredes abstained from voting. The motion passed 4-1.

[8:18:08 PM](#)

Retail Use/ Mixed Use Zoning Text Amendment - A Zoning Text amendment to allow retail service uses in the MU Mixed-Use zoning district. The amendment will affect section 21A.33.070 of the Zoning Ordinance. Retail Service uses are those that provide services directly to a consumer, such as hair salons and barber shops. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff Contact: Anna Anglin at (801)535-6050 or anna.anglin@slcgov.com) Case number: PLNPCM2017-00752 (Legislative matter)

Ms. Molly Robinson, Urban Designer, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a favorable recommendation to the City Council regarding the petition.

PUBLIC HEARING [8:18:53 PM](#)

Chairperson Clark opened the Public Hearing.

The following individuals spoke to the petition: Mr. Kaleb Anderson

The following comments were made:

- Supported the changes.

Chairperson Clark closed the Public Hearing.

MOTION [8:19:39 PM](#)

Commissioner Lyon stated based on the findings and information listed in the Staff Report, he moved that the proposed amendment adequately met the standards for general text amendments and therefore the Planning Commission forwards a positive recommendation to the City Council to adopt the proposed zoning ordinance text amendment. Commissioner Drown seconded the motion. Commissioners Drown, Garcia, Hoskins, Lyon, Paredes and Ruttinger voted “aye”. The motion passed unanimously.

[8:20:41 PM](#)

Zoning Text Amendment to the Conditional Building and Site Design Review Ordinance - A zoning text amendment that clarifies the intent and eases administration of the Conditional Building and Site Design Review (CBSDR) program (Chapter 21A.59). Proposed changes include alignment of the purpose statement (21A.59.010) with citywide livability goals, clarifications to the authority (21A.59.020) section that more clearly determines administrative versus Planning Commission approvals, and modification of the design standards for review to add language that clarifies how to implement each standard. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff Contact: Molly Robinson (801) 535-7261 molly.robinson@slcgov.com) Case number: PLNPCM2016-00615 (Legislative matter)

Ms. Molly Robinson, Urban Designer, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The administrative review process.
- The public notice for an administrative item versus an item that came to the Commission.
- The removed standards and renumbering of the standards in the ordinance.
- The requirements for long large buildings and how to ensure facades were broken up effectively.
- How base zoning affected the proposed process.
- Why the changes were being made to this section of the code and not the base zoning.
- At what point a petition would come to the Planning Commission under the proposed changes.

PUBLIC HEARING [9:04:38 PM](#)

Chairperson Clark opened the Public Hearing.

The following individuals spoke to the petition: Ms. Cindy Cromer.

The following comments were made:

- Summary on page two was helpful.
- The public outreach had been remarkable.
- Would like the actual number of projects that have gone through the process, because there needed to be a trigger for review of the ordinance after it was implemented.

Chairperson Clark closed the Public Hearing.

The Commission and Staff discussed the following:

- The process of reviewing the ordinance after it was implemented.

MOTION [9:13:30 PM](#)

Commissioner Lyon stated based on the information in the Staff Report, he moved that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed zoning ordinance text amendments in PLNPCM2016-00615. Commissioner Drown seconded the motion. Commissioners Drown, Garcia, Hoskins, Lyon, Paredes and Ruttinger voted “aye. The motion passed unanimously.

The meeting adjourned at [9:14:29 PM](#)