

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, January 23, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:35:45 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, and Brenda Scheer. Commissioners Clark Ruttinger and Andres Paredes were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Tracy Tran, Senior Planner; Eric Daems, Principal Planner; David Gellner, 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, Carolynn Hoskins and Sara Urquhart. Staff members in attendance were Nick Norris, David Gellner, and Eric Daems.

- **208 W 900 S** - Staff gave an overview of the proposal.
- **1805 S Main St** - Staff gave an overview of the proposal.

APPROVAL OF THE JANUARY 9, 2019, MEETING MINUTES. [5:35:53 PM](#)

MOTION [5:35:58 PM](#)

Commissioner Barry moved to approve the January 9, 2019, meeting minutes. Commissioner Hoskins seconded the motion. Commissioners Barry, Hoskins, Scheer, Bell, Clark, Urquhart, and Lyon voted “Aye”. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:36:24 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

REPORT OF THE DIRECTOR [5:36:30 PM](#)

Nick Norris, Planning Director, updated the Commission with some upcoming City initiative projects for this year. He also informed the Commission regarding the City Council electing Analia Valdemoros to fill vacant seat in Council District 4.

[5:44:32 PM](#)

Early Notification Text Amendment - A petition by the City Council to review regulations and processes related to early notification and public participation in planning processes. The Planning Commission reviewed this request in May 2017 and tabled this item for additional

information. The purpose of the proposed changes is to clarify the language in the ordinance as well as increase awareness and participation by the public while affording a timely review process for applicants and projects. The proposed regulation changes will affect various sections of the City Code including Section 2.60, Recognized Community Organizations, Title 20, Subdivisions and Title 21A, Zoning Ordinance. Related provisions of the City Code may also be amended as part of this petition. (Staff contact: Tracy Tran at (801) 535-7645 tracy.tran@slcgov.com). **Case number: PLNPCM2016-00300**

Tracy Tran, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission transmit a positive recommendation to the City Council.

PUBLIC HEARING [5:53:27 PM](#)

Chairperson Bachman opened the Public Hearing;

Judi Short, Community Council Representative – Stated overall the Council was general in favor of the proposal but also addressed her concerns. She provided suggestions regarding language and notices.

Cindy Cromer – Raised her concerns regarding the proposal and provided a letter in writing.

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

The Commission and Staff discussed the following:

- Language in which notices are provided
- Accessibility of documents of proposed project for the public
- Notice requirement for standard demolition
- Current types of signage that is placed on properties
- Whether there is a map service for the public to use
- Whether staff has considered simplifying the public engagement process
- Tracking time of application process
- Clarification on standard block face notice requirements of 300 feet

MOTION [6:21:25 PM](#)

Commissioner Barry 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 PLNPCM2016-00600, Early Notification Text Amendments. Commissioner Clark seconded the motion. Commissioners Lyon, Urquhart, Clark, Bell, Scheer, Hoskins, and Barry voted “Aye”. The motion passed unanimously.

[6:22:15 PM](#)

Foothills Trails Master Plan - Representatives from the Parks and Public Lands Division of the City will provide an overview of the Foothill Trails Master Plan and ask the Planning Commission to forward a recommendation to the city council regarding adopting the plan. The Plan provides guidance on the location of future trails, trail management, and trail maintenance for trails located in the foothills of the mountains on the eastern and northern portions of the City. The Foothill

Trails Master Plan includes lands that are located in parts of City Council District 3 (represented by Chris Wharton) and City Council District 6 (represented by Charlie Luke). Staff Contact: Lewis Kogan at 801-972-7828 or lewis.kogan@slcgov.com

Lewis Kogan provided an overview of the proposed project. He stated he would like the Commission to table the matter to receive formal comments from the Parks, Natural Lands, Urban Forestry and Trails Advisory Board and Salt Lake City Bicycle Advisory Committee.

PUBLIC HEARING [6:31:24 PM](#)

Chairperson Bachman opened the Public Hearing;

Evette Rain, Representative of the Wasatch Mountain Club – Voiced their support for the project.

Diane Nielson – Raised concerns for consideration as the plan is reviewed and finalized. She suggested that the maps have an indication that the trails are for non-motorized transport and stated that there are inconsistencies in the maps that she's hoping to see worked out as it's finalized.

Cathleen Stauder- Stated she's in favor of the petition.

Kevin Dwyer with the Salt Lake Valley Trail Society – Stated he's in support of the project.

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

MOTION [6:40:18 PM](#)

Commissioner Scheer stated she moved to table the matter to continue the Public Hearing. Commissioner Bell Seconded the motion. Commissioners Barry, Hoskins, Scheer, Bell, Clark, Urquhart and Lyon voted “Aye”. The motion passed unanimously.

[6:41:23 PM](#) Commissioner Lyon excused himself from the next item for conflict of interest.

[6:41:45 PM](#)

Spy Hop Planned Development - Peter Corroon, is requesting Planned Development approval for a new digital media student center/community event center at 208 W 900 S. The proposal is for a 3-story building that will have classrooms and studio space as well as an indoor/outdoor community event space on the 3rd floor. The building is approximately 20,000 square feet and will be located on a .4- acre parcel. The applicant seeks relief from 3rd level setback requirements in the FB-UN2 zone in that the building includes a mechanical room and portions of an indoor/outdoor Community and Performance space that encroach into that setback. Additionally, the applicant seeks to reduce the 60% 1st level glass requirements by activating the street in other ways. The property is in the FB-UN2 (Form-based Urban Neighborhood) zone and is located in Council District #4, represented by Derek Kitchen. (Staff contact: Eric Daems at 801-535- 7236 or eric.daems@slcgov.com) **Case number PLNSUB2018-00875**

Eric Daems, 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 with conditions listed in the staff report.

Peter Corroon, Developer; Kasandra VerBruggen, Spy Hop Executive Director; and Jason Foster, Architect.

Kasandra provided the history of Spy Hop and provided further information regarding the proposed project. Peter Corroon provided on the design details and functions of the project.

The Commission, Staff and Applicant discussed the following:

- The age range that Spy Hop is serving
- Whether students receive a certification of completion
- Clarification on whether Spy Hope served a variety of school districts
- Amount of staff
- Parking

PUBLIC HEARING [7:12:40 PM](#)

Chairperson Bachman opened the Public Hearing;

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

The Commission and Staff further discussed the following:

- Whether there were any concerns converting the parking space to a courtyard
- Clarification details of the loading area

MOTION [7:20:36 PM](#)

Commissioner Clark stated, based on the information in the staff report, the information presented, and the input received during the public hearing or lack thereof, I move that the Planning Commission approve PLNSUB2018-00875: Spy Hope Planned Development with the conditions listed in the staff report.

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

[7:22:38 PM](#)

Alliance House Zoning Map Amendment at approximately 1805 S. Main Street - Alliance House, Inc. is requesting that the City amend the zoning map for their property located at 1805 S. Main Street. The property is zoned BP – Business Park and contains an old motel building that is currently being used for multi-family housing. The applicant is requesting to amend the zoning designation of the property to CC – Corridor Commercial in order to replace the existing building with a new multi-family apartment building. No specific site development proposal has been submitted at this time. The property is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801-535-6107 or david.gellner@slcgov.com)
Case number PLNPCM2018-00904

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 positive recommendation to the City Council for the zoning map amendment.

Paige Huff, Executive Director of Alliance House, reviewed the history of the properties and provided further information regarding the proposed project.

The Commission, Staff and Applicant discussed the following:

- Whether there was any consideration to add units when they rebuild
- Did they consider building at a higher height?

PUBLIC HEARING [7:29:50 PM](#)

Chairperson Bachman opened the Public Hearing;

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

The Commission and Staff further discussed the following:

- Minimum lot size requirements

MOTION [7:31:36 PM](#)

Commissioner Bell stated, based on the findings and analysis on the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed Zoning Map Amendment, file PLNPCM2018-00904 for the property located at 1805 S. Main Street, proposed zone change from the BP (Business Park) zoning district to the CC (Corridor Commercial) zoning district.

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

The meeting adjourned at [7:32:45 PM](#)