

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, March 13, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:04 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,Carolynn Hoskins, Matt Lyon, and Andres Paredes. Commissioners Clark Ruttinger and Brenda Scheer were excused.

Planning Staff members present at the meeting were Molly Robinson, Planning Manager; Allison Parks, Assistant City Attorney; Sara Javoronok, Senior Planner; and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman and Sara Urquhart. Staff members in attendance were Molly Robinson and Sara Javoronok.

- **504 S 900 E** - Staff reviewed highlights of the application. Commissioners asked about adjacent zoning.

APPROVAL OF THE FEBRUARY 27, 2019, MEETING MINUTES. [5:31:57 PM](#)
MOTION [5:32:09 PM](#)

Commissioner Hoskins moved to approve the February 27, 2019 meeting minutes. Commissioner Bell seconded the motion. Commissioners Lyon, Paredes, Hoskins, Urquhart and Bell voted “Aye”. Commissioner Barry abstained from voting as she was not present at the subject meeting. The motion passed 5-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:32:41 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

REPORT OF THE DIRECTOR [5:32:46 PM](#)

Molly Robinson, Planning Manager, reminded the commissioners to please refrain from cell phone use during the meetings. She also informed the commission that the Planning Division has two new City Planners, Krissy Gilmore and Linda Vo. Lastly, she provided an update regarding a change to the Conditional Building and Site Design review text amendment that the Commission previously forwarded a positive recommendation to the City Council for approval.

Allison Parks, Assistant City Attorney, provided the commission with an update regarding the Inland Port appeal.

[5:38:17 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. 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

Representatives were: Lewis Kogan, Salt Lake City Trails and Natural Lands Division Director; Zack Anderson, Bicycle Advisory Committee; and Elliot Mott, Chairperson for Parks, Natural Lands Urban Forestry and Trails Advisory Board.

Lewis Kogan reviewed the petition.

Zack Anderson provided positive feedback and benefits of the proposed project and stated that the Bicycle's Advisory Committee gives the petition their full endorsement.

Elliot Mott voiced support for the plan as Chair and on behalf of the Parks, Natural Lands Urban Forestry and Trails Advisory Board.

PUBLIC HEARING [5:48:09 PM](#)

Chairperson Bachman opened the Public Hearing;

Jim Webster – Raised his concerns but stated overall, he's in favor of the petition.

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

The Commission and Applicant further discussed the following:

- Process for accepting and considering public comments

MOTION [5:53:14 PM](#)

Commissioner Lyon stated, based on the findings, analysis testimony and plan presented, I move that the Planning Commission forward a positive recommendation to the City Council to adopt the Salt Lake City Foothill Trail System Plan.

Commissioner Urquhart seconded the motion. Commissioners Bell, Barry, Urquhart, Hoskins, Paredes, and Lyon voted "Aye". The motion passed unanimously.

[5:54:35 PM](#)

Zoning Map and Master Plan Amendments at approximately 504 S 900 E - Ian Kaplan of ADDvirtue, representing the property owner, is requesting a Zoning Map Amendment from Moderate Density Multi-Family Residential District (RMF-35) to Residential/Mixed Use (RMU-35) and a Master Plan Amendment from Medium Density Residential to Medium Residential/Mixed Use. The intent is to construct a future mixed-use development. The property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case numbers PLNPCM2018-00839 & PLNPCM2018-00898**

Sara Javoronok, Senior Planner, 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:

- Clarification regarding the RMF Ordinance
- Site limitations on how many dwelling units would be allowed per existing zoning.

Ian Kaplan, applicant, provided further details of the proposed project.

PUBLIC HEARING [6:03:34 PM](#)

Chairperson Bachman opened the Public Hearing;

Cindy Cromer – Raised concerns regarding the proposed zoning change, specifically the lack of requirement for housing in the RMU-35 zone and provided suggestions to the Commission of issues to look at.

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

The Commission and Staff further discussed the following:

- Whether R-MU's require residential or commercial use
- Setback and height requirements if strictly commercial use
- Clarification with the staff's view of appropriateness of commercial use on a corner lot
- Nearest neighboring commercial and retail uses

The Commission and Applicant further discussed the following:

- Clarification regarding the Community Councils support of the project
- Requirement of access on a corner parcel for an RMF-35 and R-MU35

MOTION [6:20:00 PM](#)

Commissioner Urquhart stated, based on the findings and analysis listed in the staff report and the testimony and plans presented, I move that the Planning Commission forward a positive recommendation to the City Council for the Master

Plan Amendment –PLNPCM2016-00898, proposed amendment from Medium Density Residential to Medium Residential/Mixed Use.

Commissioner Bell seconded the motion. Commissioners Lyon, Paredes, Hoskins, Urquhart, Barry and Bell voted “Aye”. The motion Passed Unanimously.

MOTION [6:21:15 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 Zoning Map Amendment, file PLNPCM2018-00839, proposed zone change from RMF-35 (Moderate Density Multi-Family Residential District) to R-MU-35 (Residential/Mixed Use Residential District) in order to allow the property to be redeveloped with a moderate density residential use with a commercial component.

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

The meeting adjourned at [6:22:25 PM](#)