

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, March 27, 2019**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:42 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, Andres Paredes, Clark Ruttinger, and Brenda Scheer.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Paul Nielson, Attorney; Lani Eggersten-Goff, Housing and Neighborhood Development Division Deputy Director; Lauren Parisi, 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, Carolynn Hoskins, Sara Urquhart and Clark Ruttinger. Staff members in attendance were Wayne Mills and Lauren Parisi.

- **922 S. Emery Street** - Staff gave an overview of the proposal.

**APPROVAL OF THE MARCH 13, 2019, MEETING MINUTES.**

**MOTION** [5:32:38 PM](#)

**Commissioner Bell moved to approve the March 13, 2019, meeting minutes. Commissioner Hoskins seconded the motion. Commissioners Scheer, Hoskins, Paredes, Barry, Clark, Lyon, Bell and Urquhart voted “Aye”. Commissioner Ruttinger abstained from voting as he was not present for the said meeting. The motion passed unanimously.**

**REPORT OF THE CHAIR AND VICE CHAIR** [5:33:20 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

**REPORT OF THE DIRECTOR** [5:33:27 PM](#)

Wayne Mills, Planning Manager, stated he had nothing to report.

[5:33:39 PM](#)

1. **Mitigation of Residential Housing Loss Ordinance Revisions – (Public Hearing and Briefing Only, No Formal Decision will be made at this time)** - The City’s Housing and Neighborhood Development Division (HAND) is proposing revisions to code 18.97, Mitigation of Residential Housing Loss. The purpose of the revisions is to:

- a. Clarify the language to focus on the net loss of housing, from residential to non-residential use that would result in a net loss of dwelling units and;
- b. Simplify replacement parameters or fee assessment processes.

HAND is seeking to update the ordinance to more effectively mitigate future net loss of housing, which can cause displacement of residents and increase pressure on the housing market. HAND held an Open House on February 21, 2019 and is now seeking a recommendation from the Planning Commission before City Council action. (Staff Contacts: Lani Eggertsen-Goff (801) 535-6240, [lani.eggertsen-goff@slcgov.com](mailto:lani.eggertsen-goff@slcgov.com), and Tony Milner (801) 535-6168, [tony.milner@slcgov.com](mailto:tony.milner@slcgov.com)) **Case number PLNPCM2019-00070**

Lani Eggersten-Goff, Housing and Neighborhood Development Deputy Director, briefed the commission on the proposed ordinance changes. She requested the Planning Commission leave the public hearing open to be heard again at a future date.

The Commission and Staff discussed the following:

- Clarification on definition of a Residential Unit
- Whether there would be a loss with residential space
- Whether an accessory dwelling unit qualifies with the proposed change
- Coverage of zones where the proposed changes don't apply
- Which circumstances would trigger the new ordinance
- How many possible parcels across the City could be affected by the new ordinance
- Reason for eliminating the term "affordable"
- What happens if a demolition permit is granted without an associated building permit? Does the mitigation ordinance apply?
- Examples of the new exemption of adaptive reuse
- Accommodations available for projects that have some other public benefit
- Clarification on why the evaluation of determination is being left up to the developer

#### **PUBLIC HEARING** [6:02:42 PM](#)

Chairperson Bachman opened the Public Hearing;

Cindy Cromer – Raised concerns regarding the proposed changes to the ordinance and provided feedback. Ms. Cromer submitted a letter citing her concerns.

Tim Funk – Raised concerns regarding the proposed changes. Mr. Funk submitted a letter citing his concerns.

Seeing no one else wished to speak; Chairperson Bachman recommended that the public hearing remain open until the proposal is brought back to the commission at a later date.

**MOTION** [6:10:27 PM](#)

Commissioner Scheer moved to continue the matter at a later date. Commissioner Hoskins seconded the motion. Commissioners Ruttinger, Lyon, Bell, Urquhart, Clark, Barry, Paredes, Hoskins and Bell voted “Aye”. The motion passed unanimously.

[6:11:11 PM](#)

**2. Conditional Use for Utility Pole Mounted Antenna Array and Special Exception for Associated Utility Boxes at 922 S. Emery Street** - Kalab Cox, representing T-Mobile, is requesting conditional use approval in order to modify an existing antenna array and replace six (6) noncomplying antennas with three (3) antennas that are located on a utility pole in the public right-of-way at approximately 922 S. Emery Street zoned R-1-5,000: Single-Family Residential. The modified antenna array, including the mounting structure, will have a diameter of approximately 39 inches. Section 21A.40.090.E.2.g of Salt Lake City's Zoning Ordinance allows antenna arrays with a diameter of 30 inches or less to be mounted on utility poles by right, but those with a larger diameter must be reviewed as a conditional use. Special exception approval is also being requested to allow existing utility boxes associated with the antenna array that exceed the dimensions for antenna electrical equipment on private property listed in Section 21A.40.090.E.3.b of the Zoning Ordinance. The property is located within Council District 2, represented by Andrew Johnston. (Staff contact: Lauren Parisi at (801-535-7226 or [lauren.parisi@slcgov.com](mailto:lauren.parisi@slcgov.com)) **Case numbers PLNPCM2018-00585 & PLNPCM2019-00168.**

Lauren Parisi, Principal 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 Conditional Use and Special Exception with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Height of the pole

Kalab Cox, Representative of T-Mobile, provided further information and details regarding the proposed project.

The Commission and Applicant discussed the following:

- Whether the applicant is agreeable to the conditions listed in the staff report
- Salt Lake City regulations on utility poles
- Possibility of putting a tree around the proposed pole
- How long the current existing pole has been in place
- Errors made by T-Mobile
- Diameter of the current utility pole
- How the new pole will help the public

**PUBLIC HEARING** [6:28:44 PM](#)

Chairperson Bachman opened the Public Hearing;

Mike Harmon, Poplar Grove Neighborhood Alliance – Raised his concerns regarding the proposed project and that the array should be reduced to 30 inches.

Michael Clara – Raised concerns regarding the proposed project including the enforcement process and the impact on nearby wetlands and migratory bird path in the area.

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

The Commission, Staff and Applicant discussed the following:

- Clarification on what the Commission is reviewing and purview. The enforcement of illegally existing antenna was not being reviewed as part of the conditional use request.
- Clarification with the Conditional Use.
- Federal regulations that limit a local government’s ability to regulate wireless facilities based on environmental impacts.
- Fencing surrounding the utility pole and the potential graffiti. The City will respond to graffiti requests on private property.
- The detrimental impacts of a 30-inch array permitted by right, or without conditional use approval, versus a 39-inch array that requires conditional use approval.
- Whether there are any other similar utility pole mounted antenna arrays in the City with a larger diameter than the proposal.

**MOTION [6:41:54 PM](#)**

**Commissioner Bell stated, based on the information in the staff report, the information present and the input received during the public hearing, I move that the Planning Commission approve the Conditional Use request (PLNPCM2018-00585) for the utility pole mounted antenna array, and Special Exception request (PLNPCM2019-00168) for associated utility boxes at 922 S. Emery Street with the conditions listed in the staff report.**

**Commissioner Scheer seconded the motion. Commissioners Scheer, Paredes, Barry, Clark, Urquhart, Bell, Lyon and Ruttinger voted “Aye”. Commissioner Hoskins voted “Nay”. The motions passed 8-1.**

**The meeting adjourned at [6:43:57 PM](#)**