

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, December 12, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:42:37 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; Commissioners Amy Barry, Adrienne Bell, Weston Clark,Carolynn Hoskins, Matt Lyon, Andres Paredes, Clark Ruttinger, and Brenda Scheer. Vice Chairperson Sara Urquhart was excused.

Planning Staff members present at the meeting were Molly Robinson, Planning Manager; Paul Nielson, Attorney; Lauren Parisi, Principal Planner; Doug Dansie, Senior Planner; Daniel Echeverria, 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, Adrienne Bell, Weston Clark, Clark Ruttinger and Brenda Scheer. Staff members in attendance were Molly Robinson, Eric Daems, Lauren Parisi and Doug Dansie.

- **336 E 200 S** -
Q: Commissioners asked if any existing buildings would remain.
A: Staff summarized application.
- **D-1 Text Amendment** – Staff summarized application.
Q: How do people access basement?
A: Grade Change.
Q: What other properties would be affected?
A: Any in the D-1 zoning district.
- **TSA Zoning Amendment** – Staff summarized petition.
Q: Where will this apply?
A: Only here. Would affect transitional MUEC areas.

APPROVAL OF THE NOVEMBER 28, 2018, MEETING MINUTES. [5:42:47 PM](#)

MOTION [5:42:50 PM](#)

Commissioner Clark moved to approve the November 28, 2018, meeting minutes. Commissioner Scheer seconded the motion. Commissioners Scheer, Barry, Bell, Clark, Lyon, and Ruttinger voted “Aye”. Commissioners Hoskins and Paredes abstained from voting. The motion passed 6-2.

REPORT OF THE CHAIR AND VICE CHAIR [5:43:26 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart was no present.

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

Molly Robinson, Planning Manager, stated she had nothing to report.

[5:43:50 PM](#)

Broadway Apartments Conditional Building and Site Design - Lance Howell and Studio PBA Architects, representing property owner Cottonwood Marq On 2nd, LLC, are requesting Conditional Building and Site Design approval to accommodate additional height for a new 256-unit apartment building located at approximately 336 E. 200 South zoned R-MU: Residential Mixed Use. The tallest point of the proposed building will be approximately 91' 1 ½" measured to the top of the rooftop amenity rooms. Buildings in the R-MU zoning district are permitted up to 75' tall outright, and up to 125' with Conditional Building and Site Design approval. The site is located in Council District 4, represented by Derek Kitchen. (Staff contact: Lauren Parisi at (801) 535-7226 or lauren.parisi@slcgov.com). **Case number PLNPCM2018-00390**

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 petition.

The Commission and Staff discussed the following:

- Clarification on the entrance of the garage
- Parcel history
- Depth of the lot
- Zoning to the surrounding neighborhood
- Whether surrounding buildings are historic structures
- The possibility of a mid-block walkway

Robert Miller, Applicant, provided a presentation and further reviewed the proposed project.

The Commission and Applicant discussed the following:

- Clarification on decision to make one building rather than multiple
- Parking
- Where trash and recycling will be located
- Whether the Applicant had any concerns with recommendations from Staff
- Price point of units
- Clarification to no low-income/ affordable housing rates

PUBLIC HEARING [6:12:38 PM](#)

Chairperson Bachman opened the Public Hearing;

Matthew Barnett – Raised concern with the parking garage entrance and dog washing area being a possible issue with homeless in the area.

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

The applicant addressed the public's concern regarding the garage entrance and dog wash area stating that the area is contained within the building.

The Commission, Staff and Applicant further discussed the following:

- Zoning ordinance for RM-U and whether it's common to use roof top as open space
- Clarifications on standards with the ordinance regarding public space requirements
- Site design standards
- Depth of the lot/building
- Whether there is a rear yard setback
- Discussion was made regarding why it's necessary to have one long building
- Clarification for Staff recommendation on condition for architectural detail
- Comments that were received by Staff
- Conditional Building and Site Design Standard 21A.59.060.K.2, which requires a certain amount of public space based on the square footage of the gross building floor area. This standard has been modified in the past because it is very difficult to meet and will be removed from this section per the proposed Conditional Building and Site Design text amendments.
- Clarification regarding the difference between public space and open space. Public space should be available for public use and the applicants were proposing different amenities in the park strips like benches, bike racks and public art to achieve this. Open space may take the form of landscape yards or plazas, courtyards, and in this case rooftop deck space.

The Commission made the following comments:

- The project is very large and very long
- Concern with the public space and open space

MOTION [6:56:23 PM](#)

Commissioner Lyon stated, based on the findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission deny Conditional Building and Site Design request (Petition PLNPCM2018-00390) because evidence presented demonstrates the proposal does not comply with the following standards:

- 1) RMU zoning standard open space requirements;**
- 2) CBDSR standards; standard K, regarding public spaces**

Commissioner Scheer seconded the motion. Commissioners Ruttinger, Lyon, Clark, Hoskins, Barry and Scheer voted "Aye". Commissioners Paredes and Bell voted "Nay". The motion passed 6-2.

[6:59:32 PM](#)

TSA Zoning Amendment - A request by Lorrie Hendricks, representing BIKE LLC, to amend the text of the TSA-MUEC-T (Transit Station Area Mixed Use Employment Center Transitional) zoning to allow for a restaurant with drive-through facility. The proposed amendment would affect section 21A.33 of the zoning ordinance. Related provisions of 21A-Zoning may also be amended as part of this petition. The TSA-MUEC-T zoning district is primarily mapped along the North Temple (Jordan River to 2200 West), but the text amendment would apply citywide to all TSA-

MUEC-T zoned property (Staff Contact: Doug Dansie at 801 535-6182 or doug.dansie@slcgov.com). **Case number PLNPCM2018-00575**

Doug Dansie, Senior 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 including a footnote in the table listing additional conditions.

Lori Hendricks, representative of BIKE LLC and Terese Walton, Real Estate representative, further reviewed the petition and were available for any questions and suggestions.

PUBLIC HEARING [7:12:09 PM](#)

Chairperson Bachman opened the Public Hearing;

Judi Short, Sugar House Community Council Representative – Stated she is opposed to the text amendment.

Seeing no one else wished to speak, Chairperson Bachman closed the public hearing.

The Commission, Staff and Applicant discussed the following:

- Clarification as to why bank drive-throughs were allowed, and others were not
- Why MUEC-T zone was chosen rather than other TSA sub-zones
- Whether bank drive-throughs are allowed on 400 South as well as portions of North Temple
- If drive-throughs were allowed; Whether the conditional use process is better than the permitted use process within this zoning classification
- Additional conditions listed in the proposed table modification

The Commission made the following comments:

- Question whether traffic flow is impacted by putting drive-throughs on busy streets
- Desire to eliminate as many places where people idle in their cars as possible
- A drive-through at this location design may be an appropriate addition to the streetscape

MOTION [7:35:17 PM](#)

Commissioner Lyon 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 regarding petition PLNPCM2018-00575 with the following modifications:

- **The change be listed as conditional instead of permitted**

Commissioner Scheer seconded the motion. Commissioners Scheer, Barry, Hoskins, Bell, Lyon, Ruttinger, and Paredes voted “Aye”. Commissioner Clark voted “Nay”. The motion passed 7-1.

[7:36:21 PM](#)

D-1 Self-Storage Zoning Text Amendment - A request by Bruce Bingham, representing 324 State Street LLC, to amend the text of the D-1 (Central Business District) zoning district to allow self-storage facilities. The proposed amendment would affect section 21A.33 of the zoning ordinance. Related provisions of 21A-Zoning may also be amended as part of this petition. The D-1 zoning district is generally mapped between South Temple to 600 South and 200 East to 200 West Streets, but the text amendment would apply citywide to all D-1 zoned property. (Staff Contact: Doug Dansie at 801 535-6182 or doug.dansie@slcgov.com). **Case number PNPCM2018-00645**

Doug Dansie, Senior 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 with conditions.

The Commission and Staff discussed the following:

- Whether there is anything in potential code that would regulate fire access
- Whether a basement always by definition below grade

Bruce Bingham, Applicant, and Tim Stevens, Associate, were available for questions.

The Commission and Applicant discussed the following:

- Access to the storage units

PUBLIC HEARING [7:47:47 PM](#)

Chairperson Bachman opened the Public Hearing;

Judi Short, Sugar House Community Council Representative – Stated the Sugar House Community Council thinks this is a good idea.

Seeing no one else wished to speak, Chairperson Bachman closed the public hearing.

The Commission and Staff further discussed the following:

- Whether there is anything that would prohibit an apartment building from identifying an internal apartment of their own to be used as storage for their residence

MOTION [7:50:54 PM](#)

Commissioner Ruttinger 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 regarding petition PLNPCM2018-00645 with the condition they be limited to the basement areas of the buildings only.

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

WORK SESSIONS

[7:52:17 PM](#)

Sugar House Business District Design Standards Briefing - The Planning Division is considering amendments to the CSHBD zone that would apply additional design standards from Chapter 21A.37 "Design Standards" on development in the zone. Currently, smaller scale developments below a certain size threshold in the CSHBD zone have few design standards that they must comply with. The amendments would apply minimum design standards to both smaller scale and larger scale development. Larger scale development would still be subject to the Conditional Building and Site Design Review process. The CSHBD zone is generally mapped between 900 East to 1300 East and 1950 South and I-80. The zone is located in Council District 7, represented by Amy Fowler. Because this is a briefing and not a public hearing, Planning Staff is soliciting initial feedback from the Planning Commission and a decision will not be made regarding the proposed amendments at this meeting. (Staff contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com) **Case number PLNPCM2017-00773**

Daniel Echeverria, Senior Planner, briefed the Commission regarding the proposed project.

The Commission and Staff discussed the following:

- Building width
- Whether paving the park strip would be part of the 6 or 8-foot sidewalk
- The 300-foot maximum length
- Possible alternative ways to break up the building
- Parking strip and whether if it's going to be something other than concrete
- Minimum glass requirements
- Whether the 25-foot depth is a standard that would suffice for a restaurant
- Possible uses for the active use requirement
- Clarification on the design review process
- Whether anything can be done to preserve the original pattern look and feel of Sugar House
- Sugar House sidewalk standards

[8:31:57 PM](#)

RMF-30: Low Density Multi-Family Residential Zoning Standards Briefing – The Planning Division is considering amendments to the RMF-30: Low Density Multi-Family Residential zoning district. The intent of the proposed amendments is to implement the recently adopted Growing SLC: A Five-Year Housing Plan (2017-2021) and remove zoning barriers to creating new housing. Because this is a work session and not a public hearing, Planning Staff is soliciting initial feedback from the Planning Commission and a decision will not be made regarding the proposed amendments at this meeting. (Staff Contact - Lauren Parisi at 801-535-7226 or lauren.parisi@slcgov.com) **Case number PLNPCM2018-00065**

Lauren Parisi, Principal Planner, briefed the Commission regarding the proposed project.

The Commission and Staff discussed the following:

- Clarification as to why the RMF-30 only allows for 5 units

- Second floor requirements
- Small single family detached houses on one lot
- 50-foot minimum lot width
- Whether the standard would allow to tear down a structure and rebuild two separate structures
- The purpose of lots without street frontage
- Access easements
- Whether there will be changes to neighbor zones
- Compatibility and character to the surrounding neighborhood
- Park strip regulations regarding vegetation

The meeting adjourned at [9:25:33 PM](#)