

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, September 11, 2019**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:55 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Vice Chairperson Sara Urquhart; Commissioners Amy Barry, Weston Clark, Carolyn Hoskins, Jon Lee, and Brenda Scheer. Chairperson Maurine Bachman and Commissioner Andres Paredes were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Kelsey Lindquist, Senior Planner; Sara Javoronok, Senior Planner; Casey Stewart, Senior Planner; Eric Daems, Principal Planner; and Marlene Rankins, Administrative Secretary.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Jon Lee, and Sara Urquhart. Staff members in attendance were Nick Norris, Sara Javoronok, and Casey Stewart.

- **3116 Carrigan Canyon Drive** – Staff gave an overview of the proposal.  
**Q:** Which side of the property would have the reduction?  
**Q:** What tree would be removed?
- **1465 South 700 East** – Staff gave an overview of the proposal.  
**Q:** How much will the setback be reduced?  
**Q:** Does proposal meet parking?  
**A:** Yes.

**APPROVAL OF THE AUGUST 28, 2019, MEETING MINUTES. [5:32:17 PM](#)**

**MOTION [5:32:21 PM](#)**

**Commissioner Clark moved to approve the August 28, 2019, meeting minutes. Commissioner Scheer seconded the motion. Commissioners Lyon, Hoskins, Clark and Scheer voted “Aye”. Commissioners Barry, Lee, and Bell abstained. The motion passed 4-3.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:33:03 PM](#)**

Chairperson Bachman was not present.

Vice Chairperson Urquhart welcomed new Commissioner Jon Lee to the Planning Commission and requested a moment of silence in remembrance of 9/11.

**REPORT OF THE DIRECTOR** [5:33:53 PM](#)

**Ninth West Townhome Planned Development Time Extension Request** - Rod Engar, applicant and owner representative, requests a one-year time extension for the Ninth West Townhome Planned Development, located at 624 S 900 W. The Planned Development was approved by the Planning Commission on August 8, 2018. The project includes 4 single-family attached homes. Approvals included the creation of three (3) lots without street frontage and the relief for lot dimension standards, due to the zero-lot line for each single-family attached unit. The subject property is located in the RMF-35 (Moderate Density Multi-Family) zoning district and within Council District 2, represented by Andrew Johnson. (Staff contact: Kelsey Lindquist at (801) 535-7930 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com)) **Case number PLNSUB2018-00059**

Rod Engar, applicant, provided details on the reasoning for the extension request.

**MOTION** [5:35:31 PM](#)

**Commissioner Hoskins moved to approve a one-year extension. Commissioner Lyon seconded the motion. Commissioners Lyon, Barry, Lee, Hoskins, Clark, Scheer, and Bell voted "Aye". The motion passed unanimously.**

[5:36:36 PM](#)

**AT&T Wireless Communication Facility Conditional Use** – A request by Doug Kofford of Smartlink for a new AT&T wireless communications facility with an 80' monopole and unmanned communication site located at approximately 1550 South 5600 West. The proposed site would be located in the northwest corner of the parcel. The subject property is located in the M-1 (Light Manufacturing) zoning district and is located in Council District 2, represented by Andrew Johnston. (Staff Contact: Sara Javoronok at (801) 535-7625 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case number PLNPCM2019-00542**

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 approval of the proposed Conditional Use.

The Commission and Staff discussed the following:

- Clarification on reason for Conditional Use

Doug Kofford, Smartlink, provided further detailed information regarding proposal and was available for questions.

**PUBLIC HEARING** [5:41:02 PM](#)

Vice Chairperson Urquhart opened the Public Hearing; seeing no one wished to speak; Vice Chairperson Urquhart closed the Public Hearing.

**MOTION** [5:41:30 PM](#)

**Commissioner Clark stated, based on the findings listed in the Staff Report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Conditional Use for the AT&T Communications site**

**with n 80-foot monopole and associated equipment (Petition PLNPCM2019-00542) subject to the following conditions listed in the staff report.**

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

[5:42:30 PM](#)

**Design Review at approximately 1465 South 700 East** - A request by Gary Knapp of JZW Architects for a reduction of approximately 12-feet of the required 15-foot front yard in the CN (Neighborhood Commercial) zone. The reduced setback would allow for an outdoor dining area and canopy that exceed what is permitted in the CN zone. The subject property is located in Council District 5, represented by Erin Mendenhall. (Staff contact: Sara Javoronok at (801) 535-7625 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case Number PLNPCM2019-00620**

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 approve the proposal.

The Commission and Staff discussed the following:

- Clarification on the difference between design review versus conditional use
- Clarification on canopy
- Whether there can be windows added

A.J. Pepper of Snell & Wilmer; property owner, Joshua Poticha and Gary Knapp of JZW Architects, provided further details about the proposal.

The Commission and Applicants discussed the following:

- Wood posts size and placement
- Durability of wood posts
- Clarification as to why a gabion wall was being used

**PUBLIC HEARING [5:56:13 PM](#)**

Vice Chairperson Urquhart opened the Public Hearing;

Mark Mason – Raised concern with parking and noise levels.

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

The Commission, Staff and Applicants further discussed the following:

- Parking
- Noise impacts
- Hours and days of operation
- Setback clarification on Design Reviews
- Whether there could be more paving to provide more parking?
- Material consistency
- Gabion wall setback from sidewalk

**MOTION [6:11:20 PM](#)**

Commissioner Sheer stated, based on the findings listed in the Staff Report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Design Review (Petition PLNPCM2019-00620) for reduction of approximately 12 feet of the 15 foot front yard subject to the conditions of approval listed in the staff report with the following modifications:

1. The material of the canopy area should be made less solid, to appear lighter including making the lower wall the same material all the way around and lowering the height of that wall to no more than 42 inches.

Final approval of the details noted in the conditions shall be delegated to Planning Staff and the other conditions listed in the staff report.

**MOTION AMENDMENT [6:12:51 PM](#)**

Commissioner Bell approve the parking as proposed in the application.

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

**[6:15:04 PM](#)**

**Carrigan Canyon PD Lot 5 Setback modification at approximately 3116 Carrigan Canyon Drive** - A request by Kristen Clifford, agent for the property owner, for a major modification to an existing planned development approved in 1982 for a 20-lot single-family residential subdivision. The request is to modify the side yard setback requirement of Lot 5, which has remained vacant since the original development was approved. The requested side yard setback is 10 feet along the east lot line, reduced from 20 feet as required by the FR-1 zoning district, and pertains to a proposed new single-family dwelling. The subject property is located within City Council District 6, represented by Charlie Luke. (Staff contact: Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)) **Case numbers: Carrigan Cove Planned Unit Development Subdivision (17 Dec 1981) & #8862 Board of Adjustment (8 Mar 1982)**

Casey Stewart, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approval of the petition.

The Commission and Staff discussed the following:

- Relationship between HOA and ordinances
- Clarification on whether the standards that don't meet the HOA would be up to the HOA developer to resolve
- Rear lot line versus the line demarking the undevelopable area

Lindsey Nicola, applicant, provided further design details.

## **PUBLIC HEARING** [6:28:20 PM](#)

Vice Chairperson Urquhart opened the Public Hearing;

Kelly Ragsdale – Stated he’s opposed of the project and would like the City to allow more time to study the request before any decisions are made.

Colin King, President of the Carrigan Canyon HOA – Stated he objects to the request.

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

The Commission, Staff, and Applicant further discussed the following:

- Whether there is a way to get more definitive information on the side yard setbacks of other homes in the subdivision
- Clarification on HOA restrictions
- When the last time other houses have been built in the development
- Whether the footprint of this building is significantly different than existing surrounding houses

## **MOTION** [6:41:44 PM](#)

**Commissioner Scheer 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 approve a major modification to the Carrigan Cove Planned Development Subdivision (aka BOA case #8862 of 1982), to allow a building setback of 10 feet along the East side yard within the platted buildable area.**

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

## **WORK SESSION**

[6:43:44 PM](#)

**Off-Street Parking Chapter Ordinance Revision** - The Planning Commission will receive a briefing from staff on the update to the parking chapter of the zoning ordinance. The parking chapter determines how much parking is required for each land use, where the parking can be located, bicycle parking requirements, and other similar requirements. This will be the first of at least two briefings and will focus on the proposed key changes to the ordinance. Staff contact: Eric Daems at (801) 535-7236 or [eric.daems@slcgov.com](mailto:eric.daems@slcgov.com)) **Case number PLNPCM2017-00753**

Eric Daems, Principal Planner, provided the Planning Commission with information regarding the proposed off-street parking chapter ordinance revision.

The Commission and Staff discussed the following:

- Project scope & purpose of proposed updates
- General updates including an emphasis on pedestrian-scale development, prioritizing economic growth, improving ordinance usability, and implementing environmental best practices

- The idea of context-based parking requirements including: Transit, Urban Center, Neighborhood Center, and General contexts
- Update on the public process including key take-aways
- Proposed revised alternatives to minimum and maximum parking
- Clarification was given that the incentive for shared parking is a reduction in required parking
- Proposed parking count requirements base on use and context
- Clarification as to how staff will treat trail access areas and parks
- The Commission asked for additional information if a bus line provides the same benefits as a rail line in reducing need for parking
- The Commission inquired how the goals of this project are aligned with the previous parking and sustainability studies commissioned by Salt Lake City. Staff responded that many of those items have already been or will be adopted and that some are still outside of the scope of the off-street parking ordinance

#### **OTHER BUSINESS – Chair and Vice Chair Elections**

[7:45:32 PM](#)

**Commissioner Weston Clark nominated Commissioner Adrienne Bell as Chairperson.**

**Commissioner Brenda Scheer seconded the nomination. All were in favor, Adrienne Bell was named Chairperson.**

**Commissioner Carolynn Hoskins nominated Amy Barry as Vice Chair. Commissioner Jon Lee seconded the nomination.**

**Commissioner Weston Clark nominated Commissioner Brenda Scheer as Vice Chairperson. Commissioner Matt Lyon seconded the nomination.**

**Commissioner Amy Barry withdrew her nomination for Vice Chairperson.**

**All Commissioners were in favor of Commissioner Brenda Scheer for Vice Chairperson.**

**The meeting adjourned at [7:48:37 PM](#)**