

Planning Commission Work Meeting Minutes

Thursday, March 5, 2015

City Council Chambers

220 East Morris Avenue

Time 6:15 p.m.

Commission Members Present:

Rachel Lauritzen, Presiding
Holly Carson
Jeremy Carter
Mark Kindred
Lynda Brown
Brandon Dalton

Staff Members Present:

Michael Florence, Community Development Director
Alexandra White, City Planner
Dennis Pay, PE, Public Works Director
Sharen Hauri, Urban Design Director

Item 1- Discussion of Parks Master Plan

The audio failed to record the first portion of the Work Meeting. The recording began at approximately 6:50 p.m.

Sharen Hauri concluded a presentation about the plans for parks and other public area improvements and the funding. She stated that a budget for such improvements would need to increase each year, but there would be a continuing source from property and sales taxes associated with the parks, which would help to continue the funding.

Chair Lauritzen commented on the presented plan and suggested possible kick starter campaigns to gain support and possible funding from community resources. Chair Lauritzen had heard of such things occurring in other cities with success. She also commented that citizens would be more likely to fund specific projects than a General Fund.

Sharen responded that they were working on incorporating a neighborhood leadership initiative where community members would develop their own ideas and find ways to fund them. She gave the example of the playground at Lion's Park, where families came together to back the playground, helped with the design, and assisted with construction on a large build day. This type of development typically comprises one-tenth of the cost of a playground.

Upon request, Sharen reviewed how she reached the figures presented earlier, which would require a goal of \$400,000 per acre for the proposed improvements. The feedback from the Commission was favorable.

Community Development Director, Michael Florence, commented that due to lack of time he would discuss the remaining agenda items during the regular meeting.

South Salt Lake City Planning Commission Meeting
March 5, 2015

2

The Planning Commission Work Meeting adjourned at 6:56 p.m.

*Planning Commission Regular Meeting Minutes
Thursday, March 5, 2015
City Council Chambers
220 East Morris Avenue
Time 7:00 p.m.*

Commission Members Present: Rachael Lauritzen, Presiding
Holly Carson
Jeremy Carter
Mark Kindred
Lynda Brown
Brandon Dalton

Staff Members Present: Michael Florence, Community Development Director
Alexandra White, City Planner
Dennis Pay, PE, Public Works Director

Moment of Reflection: Chair Lauritzen

Pledge of Allegiance: Commissioner Kindred

Motion to Approve the Agenda: Commissioner Brown

Second the motion: Commissioner Carter

Vote: Unanimous

New Business

There was no new business.

Continuing Business

- **Public Hearing
Z-15-002**

A recommendation to the City Council to amend the City's Land Use Ordinance and Zoning Map to remove density bonus language from the Municipal Code, and to amend development standards in the Transit-Oriented Development Overlay District and to establish a new zoning district called Transit-Oriented Development Overlay – Core

Action Item

Applicant: South Salt Lake City

Deputy Director, Francis Lilly, presented the staff report and stated that the City was proposing to divide the Transit-Oriented Development corridor. The corridor would remain intact, but the intent was to create two Transit-Oriented Development Core areas. They would be more in line with the General Plan and be a better fit for the area. Mr. Florence stated that the core areas would be one-quarter and surround the TRAX stations at 3300 South and 3900 South.

Mr. Florence presented a summary of the proposal, as follows:

- Any commercial or residential uses that are legally established prior to the adoption of the proposed changes will be considered legally nonconforming, or grandfathered.
- Nonconforming uses can continue where they are not allowed subject to the standards established in Chapter 17.23 of the Municipal Code.
- SSLC General Plan Future Land Use Map recommended consolidating the TOD areas around existing stations rather than along the entire corridor.
- TODs are envisioned, by the General Plan, to include vibrant commercial uses. The City recognized that many of the corridors in the TOD areas are and will remain commercial in nature. The General Plan also includes a number of goals, objectives, and policies to encourage business growth and retention. Current TOD standards include potential reductions in parking requirements that have benefited commercial users in the TOD. (Can reduce parking by up to 25%).
- SSLC believes that the use restrictions and development standards in the existing TOD overlay have improved the neighborhood between 300 West and Main Street.
- Residential development can occur along the corridor, but should be of a scale and density that will affect a positive neighborhood transformation.
- Residential development near transit could be smaller scale and higher density because of the proximity to transit stations and quality pedestrian connections. Recognizing the higher density projects are only appropriate areas near transit, and that the new residential design, parking, and landscape standards are supporting the creation of quality projects. The City recommended eliminating the density bonus provision from the land use ordinance as part of the proposal.

Mr. Florence made a few comments regarding the density bonus language, which was proposed to be removed from the Land Use Ordinance. Up until one year ago, there was no limit to the density in the TOD areas. When the codes were updated, a limit of 65 units per acre was imposed and the density bonus section was referenced. The density bonus provided an increased density if the developer met a high enough design standards. The City's proposal would remove the density bonus language and essentially revert back what the Code was one year earlier.

Mr. Florence informed the Commission that a neighborhood meeting was held on February 12 where many concerns were heard from business owners, mostly with regard to changes to the commercial uses allowed in the zone. He stated that the commercial uses will remain as they are. Mr. Florence stated that there were also concerns with multi-family units being developed along 3300 South, however, they have not had any applications for residential in that area for some time. He added that property owners would likely not choose to develop residential there, because it is not a desirable place to live.

Mr. Florence stated that staff made two changes from the proposal presented last week. The first pertained to the minimum project size for development outside of the TOD Core areas, which was originally proposed to be one acre, with the provision that if a smaller project size was requested that the units face a public street. Staff added a sentence regarding the units that front the public right-of-way to specify that the minimum area for any residential subdivision or PUD shall be one acre, unless every lot in the subdivision or Planned Unit Development Subdivision fronts a public right-of-way and that development fronting the public right-of-way shall meet the maximum Build 2 Zone of the district, unless otherwise modified by the land use district. Mr. Florence explained that this means that the units are required to have a 15-foot setback, which is the maximum requirement in the Build 2 Zone.

The second addition was found under the Minimum Area C Code that states that the minimum area of any lot for single-family structures with private yard areas in the PUD developments shall be a minimum of 2,500 square feet. Commissioner Carson commented on residential development along 3300 South and thought that would be unwise.

Chair Lauritzen opened the public hearing.

Pam Day gave her business address as 258 West 3300 South and was not in favor of the proposal. She had concerns with the possibility of residential development along 3300 South and how those changes would affect their business. She did not feel it was appropriate for her property to be included in the zoning changes and expressed concern with the accompanying property owner restrictions.

There were no further public comments. Chair Lauritzen closed the public hearing.

Chair Lauritzen commented on the public hearing from the previous meeting and the concerns raised by the property owners. She stated that staff crafted the proposal in a manner that would meet the needs of most of the property owners and advance the goal of creating vibrant commercial areas and allow for appropriate residential buildings.

There was a discussion about the improbability of residential development along 3300 South and that there would most likely not be a demand for it. Any development in the area would be market driven.

Motion to recommend to the City Council to amend the City's Land Use Ordinance and Zoning Map to remove density bonus language from the Municipal Code, to amend

development standards in the Transit-Oriented Development Overlay District, and to establish a new zoning district called Transit-Oriented Development Overlay – Core.

Commissioner Kindred

Second on the motion:

Commissioner Carson

Vote:

Unanimous

Commission Business

There was no Commission business.

Staff Business – Information Items

Mr. Florence recognized New City Planner, Alexandra White.

Adjournment

Motion to Adjourn:

Commissioner Carson

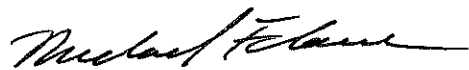
Second:

Commissioner Brown

Vote:

Unanimous

The Planning Commission Meeting adjourned at approximately 7:23 p.m.



Michael Florence
Community Development Director



For Planning Commission

