

Planning Commission Work Meeting Minutes

Thursday, August 7, 2014

City Council Chambers

220 East Morris Avenue

Time 6:00 p.m.

Commission Members Present:

Conrad Campos
Jeremy Carter
Holly Carson
Brandon Dalton
Mark Kindred
Rachael Lauritzen
Portia Mila

Staff Members Present:

Michael Florence, Community Development Director
Francis Lilly, Deputy Director-Housing Administrator
Hayley Pratt, City Planner

John Janson, was present representing Planning Solutions and gave a presentation on the City's draft form based code for the East Streetcar Corridor, which will be presented to the Planning Commission at a public hearing on August 21, 2014.

Mr. Janson reviewed the status of the S-Line corridor and discussed service frequency of the streetcar, other pedestrian and cyclist amenities along the corridor, and developer interest.

The vision of the corridor was presented to the Planning Commission and includes:

- A residential area with neighborhood supportive businesses.
- A residential corridor abutted by exciting developments in Sugar House and Central Pointe.
- A transit-oriented location.
- The Design Plan, drafted by City Planner, Hayley Pratt, was a unique approach that helped capture the vision early on.

Mr. Janson presented the preliminary findings of a housing market study, referring to the total housing units in South Salt Lake and the potential for new housing as ascertained through an analysis of the housing absorption rate in the past and through interviews with developers. The study determined that there is an abundance of rental single-family homes in the area.

Concepts of form-based codes were presented. It was reported that form-based codes are intended to zone for a specific place, to build from a specific vision, to be visually oriented, to be based on a system of building types, and their form as opposed to only looking at reducing impacts between uses, and to be proactive in nature.

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The form-based code being drafted by the City is based on a template developed by the Wasatch Front Regional Council and Envision Utah, as part of the Wasatch Choice for 2040 tool kit. The Template includes a 10-step calibration process, and is not intended to be an off-the-shelf code. It requires considerable modification to make it work for a zoning area.

Planning Commission Regular Meeting Minutes
Thursday, August 7, 2014
City Council Chambers
220 East Morris Avenue
Time 7:03 p.m.

Commission Members Present: Rachael Lauritzen - Presiding
Conrad Campos
Holly Carson
Jeremy Carter
Mark Kindred
Portia Mila

Staff Members Present: Michael Florence, Community Development Director
Francis Lilly, Deputy Director-Housing Administrator
Hayley Pratt, City Planner

Moment of Reflection:

Pledge of Allegiance: Holly Carson

Motion to Approve the Agenda:

Commissioner Campos

Second the motion: **Commissioner Carter**

Vote: **Unanimous**

New Business

- Public Meeting**
C-14-038

Conditional Use Permit for Two Painted Wall Signs.

Deputy Director-Housing Administrator, Francis Lilly, reported that the applicant was not present at the meeting, however, the Commission's past practice had been to continue. Mr. Lilly reported that Catch Fade Barbershop is requesting permission to locate two painted wall signs advertising the business at a building located at 2590 South Main Street on the corner of Main Street and Crystal Avenue. The request involves two very old commercial buildings on Main Street. The building in question is very small. A rendering of the proposed signage was displayed and consists of stylized art that refers to the barbershop. Mr. Lilly reported that a painted wall sign must be approved by the Planning Commission as a conditional use.

The standards were described. Mr. Lilly explained that painted walls signs, as defined by the chapter, are only allowed as specifically approved by the Planning Commission as a special exception and provided such signs are designed so as to achieve community goals related to improving appearance and are located on walls where attached signs would be less desirable or more difficult to attach.

Mr. Lilly commented that some of the existing non-conforming features of the building are warranted. He referenced an abandoned awning sign that sits on the roof which calls into play two aspects of the ordinance. First there is a defined term in the policy relating to abandoned signs. An abandoned or non-maintained sign is a sign that no longer identifies or advertises a current active business located on the property on which the sign is situated or a sign that is in poor condition displaying peeling paint, rust, or other evidence of neglect. § 17.16.080 identifies roof signs as prohibited. The sign either went up without a permit or was approved prior to the ordinance changing. Staff had no record of either occurring.

Mr. Lilly indicated that the Planning Commission can approve a painted wall sign if it determines that the sign improves appearance and is located on walls where attached signs would be less desirable. The square footage of the two painted walls signs falls within what is allowed in the zone. Given the building's Main Street frontage of 25 feet, the building is allowed 75 square feet of signage. The applicant is proposing 55 square feet. The existing awning structure, however, could accommodate a 75 square-foot sign. There is not enough room for both. Based on the fact that the awning sign is non-conforming and abandoned and the applicants are proposing to put up two new signs totaling 55 square feet, staff requested that if the Planning Commission approves the application, that they include a condition that the roof sign be removed.

With regard to the desirability and appropriateness of the sign, Mr. Lilly stated that recently the Planning Commission approved painted wall signs displaying the City logo and the S line logo along the East Streetcar Corridor. Before that it had been several years since the Commission last considered a painted wall sign. In that case the request was denied. The applicant's proposal includes graphics that creatively indicate the business activity at the location. While the building has shown signs of neglect over the years, it was recently repainted by the applicant. Mr. Lilly stated that including the removal of an abandoned and non-conforming roof sign, the painted wall sign would improve the appearance. It was not, however, clear to staff that an attached wall sign in the proposed location would be less desirable. Staff believed that the Planning Commission could approve the sign recognizing that such signage constitutes an improvement as long as the roof structure is removed.

Staff recommended the South Salt Lake Planning Commission approve two painted wall signs located at 2590 South Main Street, subject to the following conditions:

1. The wall signs will be painted using the designs, dimensions, and colors as indicated by the applicant so as to contribute to the improved appearance of the corridor.

2. The signs will not exceed the allowable area for wall signs as defined by §17.16.430 of the South Salt Lake City Municipal Code.
3. The signs will be continually maintained in accordance with §17.16.030 of the South Salt Lake City Municipal Code.
4. The existing nonconforming roof awning structure will be removed prior to issuing a sign permit.
5. All items of the staff report.

Public Comment period opened at 7:11 p.m.

There were no public comments.

Public comment period closed at 7:11 p.m.

Chair Lauritzen agreed with staff and felt that what is proposed would be an improvement. She would, however, like the applicant to be present.

Motion to continue.

Commissioner Carson

Second the motion:

Commissioner Carter

Commissioner Carter had a question about the colors and for that reason supported continuing the matter. Mr. Lilly stated that the colors will be green and white. Commissioner Carson lives in the neighborhood and wanted to see what it will look like.

Commission Business

Approval of the August 7, 2014, Planning Commission Meeting Minutes.

Mr. Lilly noted that the completed minutes were only recently received back. It was recommended that approval be continued until the next meeting.

Motion to continue:

Motion to approve:

Commissioner Carson

Second the motion:

Commissioner Mila

Vote: **Unanimous**

Staff Business – Information Items

Sharen Haurie invited the Commission to attend the ribbon cutting for the Head Start Early Learning Center at the Central Park Community Center to celebrate their new preschool and commercial kitchen. She reported that they have four new classrooms with 120 children enrolled this fall. They also have a 5,000 square-foot commercial kitchen from which they serve 3,000 students from all around the Valley each day. All of the meals are prepared fresh from scratch and delivered in boxes to all of their preschools. The center took years of planning, the help of CDBG funds orchestrated by Mr. Lilly, and a shared vision. Ms. Haurie reported that the City has spent money on the park in terms of building demolition and remodeling. Earlier in the day landscaping additions to the parking lot were completed.

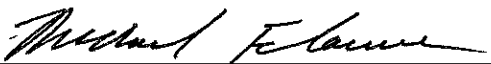
Adjournment

Motion to Adjourn: **Commissioner Campos**

Second: **Commissioner Carter**

Vote: **Unanimous**

The Planning Commission Meeting adjourned at approximately 7:16 p.m.


Michael Florence
Community Development Director


For Planning Commission