

***Planning Commission Work Meeting Minutes***

*Thursday, November 20, 2014*

*City Council Chambers*

*220 East Morris Avenue*

*Time 5:47 p.m.*

**Commission Members Present:**

Holly Carson  
Mark Kindred  
Rachael Lauritzen  
Jonathan Meakin  
Portia Mila

**Staff Members Present:**

Francis Lilly, Deputy Director  
Hayley Pratt, City Planner  
Paul Roberts, City Attorney

**A) Discussion of Agenda Items: 441 East 3900 South**

Deputy Director, Francis Lilly, introduced this project. Derk Pehrson came to the Planning commission twice in 2014, making application for a general plan amendment. His most recent application assumes a single-use townhouse development where currently stands a commercial building. The applicant requested a continuance to allow for more time to respond to neighbor concerns. The applicant has made some progress on the plans, and is requesting one more continuance. The Planning Commission has the option to continue or to make a recommendation to the City Council. Continuance would allow the Planning Commission to vet the revised proposal. The applicant is committed to holding a neighborhood meeting.

Commissioner Lauritzen asked if staff is recommending continuance. Mr. Lilly replied that staff believes he is making progress and that some of the concerns will be addressed. He understands that the series of continuances is trying the patience of the Planning Commission. Hayley Pratt, City Planner, stated that the project is looking more compatible with surrounding neighbors. The applicant has removed a handful of units, bringing the unit count down to 32, and is reducing the density. The units will be oriented east-to-west. The view from the back yards of the homes on 400 East will be to the side of the townhomes, and not the front. Staff believes they are making a good-faith effort.

Commissioner Meakin asked if the applicant will continue to make changes to the plan. Mr. Lilly replied that the applicant expressed that he is uncomfortable reducing units further or making any other changes.

Commissioner Kindred asked if the Commission makes a recommendation tonight, what does that do? Mr. Lilly replied that the City Council will take the recommendation into consideration and that the Planning Commission recommendations carry significant weight to the City Council. In the event that the applicant makes additional changes after the recommendation, those changes would be noted in the site plan.

Commissioner Lauritzen noted that the site plan will still be subject to Planning Commission approval through the PUD process.

Commissioner Mila asked if the applicant will hold a neighborhood meeting before the next planning commission date. She added that she would like to hear what the applicant and the neighbors worked out.

Commissioner Lauritzen stated that she does not want this item to be continued beyond the next meeting.

**C) Densities and Housing in TOD Areas.**

Mr. Lilly presented this discussion, continuing from the discussion Mike Florence led at the last meeting. He reviewed several ordinance options with the Planning Commission.

The South Salt Lake Zoning Map shows a transit-oriented development overlay zone running the full length of the city, surrounding all the transit stops. The General Plan suggests consolidating the TOD zone around the stations themselves, and reverting to the base zones in the areas between the stations. Mr. Lilly commented that the use and design restrictions in the current TOD zone acts as a useful buffer between light industrial and commercial and residential uses, although the uses themselves are more transit-adjacent, rather than transit-oriented.

One option to address the corridor is to split the current zone into two: one for the transit centers, and another for the corridor. This is relevant for the PUD discussion because the 3030 South PUD fell into the area that the general plan suggested would no longer be a TOD zone. Staff is considering a minimum one-acre development area for TOD corridor. This would help to generate enough critical mass to achieve a neighborhood in these areas.

Commissioner Kindred asked if staff could give an overview of the 3030 South project. Ms. Pratt replied that the project consisted of six townhomes. The Planning Commission recommended approval to the City Council. The City Council denied the application, expressing concern that the application would not create a neighborhood. Mr. Lilly added that neighborhood scale is an important issue for some members of the Council, and there is doubt that smaller projects will change neighborhoods and achieve the city's housing goals.

One possible exception to this standard is that smaller PUDs might be allowed if every unit fronts a public right-of-way. The width of these units would begin to create a residential streetscape.

In transit-oriented neighborhoods, near the station, smaller scale PUDs would be allowed, as well as higher density projects.

Ms. Pratt discussed the network path diagrams she prepared for the Planning Commission. These show safe pedestrian paths within one half mile of each transit station. The uses and blocks surrounding the Millcreek and Meadowbrook Stations are much larger, potentially constraining

pedestrian access. Ms. Pratt stated that it is a best practice to put smaller scale, higher density projects closer to the stations.

Mr. Lilly reviewed the previous station area master plans, prepared for the City in 2000.

Commissioner Lauritzen stated that the proposals make sense.

Ms. Pratt stated her recommendation that commercial uses need to be made more transit-oriented as well, and that staff will be looking into it.

The Planning Commission Work Meeting adjourned at 7:00 p.m.

*Planning Commission Regular Meeting Minutes*

*Thursday, November 20, 2014*

*City Council Chambers*

*220 East Morris Avenue*

*Time 7:00 p.m.*

**Commission Members Present:**

Holly Carson  
Mark Kindred  
Rachael Lauritzen  
Jonathan Meakin  
Portia Mila

**Staff Members Present:**

Francis Lilly, Deputy Director  
Hayley Pratt, City Planner  
Paul Roberts, City Attorney

**Moment of Reflection:**

**Chair Lauritzen**

**Pledge of Allegiance:**

**Commissioner Dalton**

**Motion to Approve the Agenda:**

**Commissioner Mila**

**Second the motion:**

**Commissioner Kindred**

**Vote:**

**Unanimous**

**New Business**

There was no new business.

**Continuing Business**

- **Amendment  
GP-14-004**

**A recommendation to the City Council to amend the future land use map to designate 1.9 acres located at approximately 441 East 3900 South from Low-Density Residential (3-8 units per acre) and General Commercial to High Density Residential (16-29 units per acre).**

**Action Item**

**Applicant: Directors Alliance**

Mr. Lilly introduce this application. The application was continued to give the applicant time to prepare a new site plan. Mr. Lilly showed the latest site plan to the Planning Commission, and stated that staff would like to look at it further. The applicant met with staff and presented a site

plan that reoriented the townhouses east-to-west, perpendicular to the existing homes on 400 East. The units were positioned to be as unobtrusive as possible, relative to surrounding properties. Staff believes that a neighborhood meeting should still be held, and would like them to hold that meeting before they return to the commission.

Commissioner Lauritzen invited the applicant to discuss the changes.

Dirk Pehrson gave his address 597 East 3790 South. He stated that he had hoped to get the engineer and architects together prior to this meeting, but that it will be ready soon. He stated that staff reviewed the plan initially. He asked for two more weeks to get things buttoned down.

Commissioner Lauritzen stated that, since they are making progress, the commission can accommodate one more continuance.

**Motion to Continue the recommendation to the City Council to amend the future land use map to designate 1.9 acres located at approximately 441 East 3900 South from Low-Density Residential (3 to 8 units per acre) and General Commercial to High Density Residential (16 to 29 units per acre).**

**Commissioner Kindred**

**Second on the motion:**

**Commissioner Meakin**

**Vote:**

**Unanimous**

**Commission Business**

**Approval of the November 6, 2014, Planning Commission Meeting Minutes.**

**Motion to Approve:**

**Commissioner Mila**

**Second the motion:**

**Commissioner Carson**

**Vote:**

**Unanimous**

**Staff Business – Information Items**

Staff discussed the next meeting, and announced that the results of the photo contest are on the City's website.

**Adjournment**

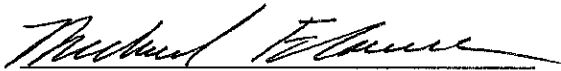
**Motion to Adjourn:**

**Commissioner Meakin**

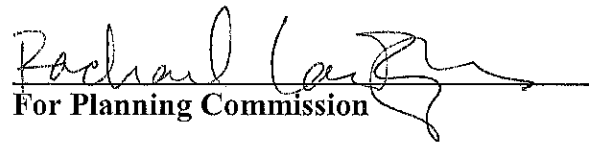
**Second:** Commissioner Mila

**Vote:** Unanimous

The Planning Commission Meeting adjourned at approximately 7:10 p.m.



**Michael Florence**  
Community Development Director

  
**For Planning Commission**