

*Planning Commission Work Meeting Minutes*  
*Thursday, October 16, 2014*  
*City Council Chambers*  
*220 East Morris Avenue*  
*Time 6:48 p.m.*

**Commission Members Present:** Mark Kindred  
Rachael Lauritzen  
Holly Carson  
Brandon Dalton  
Jonathan Meakin  
Lynda Brown

**Staff Members Present:** Francis Lilly, Deputy Director  
Hayley Pratt, City Planner

**Discussion of Agenda Items.**

City Planner, Hayley Pratt, presented the staff report and stated that according to City Ordinance Section 17.13.180, the Planning Commission is required to review all changes to historic landmarks. The ultimate goal is to update all of the doors on the Historic Scott School campus, which is reflected in the Door Master Plan. The two most visible doors comply with the Fire Code or ADA accessibility requirements.

The ultimate goal of the project is to update all of the doors in Scott's School and campus. Currently, the main doors are under review because they are not in compliance with the Fire Code, nor are they ADA accessible. The Fire Code limits occupancy to 49 due to the width of the current doors. The proposed doors would increase the occupancy limit and increase the safety of the school. The two proposed doors would be constructed of glass and wood and fit the existing opening so that no brick will need to be cut. The City would like the doors to be installed before winter sets in, since the existing doors do not keep out the cold due to age and ill-fitting frames. Eventually, the Commission will be presented with an awning for review, which has already been funded. This awning will be located over the main entrance of the school and will keep the entrance clear of ice and snow during the winter months.

Ms. Pratt presented a list of the zoning, fire, and ADA issues with the current doors. She also showed a rendering of the proposed door designs. Staff recommended approval subject to the following conditions set forth in the staff report.

Commissioner Carson asked if the doors are being painted white to address fire safety concerns or for some other purpose. Ms. Pratt was unsure of the reasoning. In response to a question raised, Ms. Pratt stated that replacing the doors alone will not bring the entire building up to code, just the doors themselves.

Commissioner Dalton asked why the doors will not all be changed at once. It was expressed that the City takes each project as funding is received for it. A question was raised as to why a plan has not been presented for all of the doors at Scott's School. Ms. Pratt stated that the doors are not yet chosen and design review certificates expire. A concern was expressed that the intent is to preserve historic buildings but the end product will be mismatched doors. Mr. Lilly stated that a schedule has been established specifying which door goes where. If staff had the ability to contract out all of the doors at once they would, however, it has to be done door-by-door because funding is not available. Unfortunately, the Planning Commission is obligated to do a design review for each one.

Commissioner Brown commented that the current doors, which have glass, let cold air into the school. She asked why the new doors are also to be made out of glass as well. She was concerned that the doors will have similar issues. Ms. Pratt explained that it is not the glass within the doors that is the issue but the fact that the doors are aged and rotting and no longer fit their frames.

*Planning Commission Regular Meeting Minutes  
Thursday, October 16, 2014  
City Council Chambers  
220 East Morris Avenue  
Time 7:00 p.m.*

**Commission Members Present:** Rachael Lauritzen, Presiding  
Mark Kindred  
Holly Carson  
Brandon Dalton  
Jonathan Meakin  
Lynda Brown

**Staff Members Present:** Francis Lilly, Deputy Director  
Hayley Pratt, City Planner  
Paul Roberts, City Attorney

**Moment of Reflection:** **Commissioner Lauritzen**

**Pledge of Allegiance:** **Commissioner Dalton**

**Motion to Approve the Agenda:** **Commissioner Kindred**

**Second the motion:** **Commissioner Brown**

**Vote:** **Unanimous**

**New Business**

**1. Design Review  
D-14-004**

**Design Review of two new doors proposed to be installed on the northern and eastern facades of the Historic Scott School located at 3271 South 500 East.**

**Action Item**

**Applicant: South Salt Lake City**

City Planner, Hayley Pratt, presented the staff report and stated that the Historic and Landmark Land Use District Ordinance Section 17.13.180 requires the Planning Commission to approve the design review for the Historic Scott School, which is located in the Historic and Landmark District Zone. The school is considered a historic building.

Ms. Pratt reported that the two doors being considered for replacement are located on the north and south sides of the building. The doors are labeled as B-1 and B-3 on the Door Master Plan

that was created for the school. Ms. Pratt assured the Commission that funding for the proposed improvements has already been received. The ultimate goal is to update all of the doors at Scott School to bring the entire structure and campus into compliance with fire safety and ADA accessibility codes. The master plan recommends a design for each replacement door and staff has found that the proposed replacement doors are in compliance with the master plan.

Ms. Pratt stated that the two proposed doorways are of the highest priority since they are the most visible from the public right-of-way and because they provide access to the main floor of the Scott School. The doors that are proposed to be replaced do not meet Fire or ADA requirements and they limit the occupancy of the building to 49 people due to the width of the frame, door hardware, and egress concerns. The width proposes an issue for fire egress and does not meet ADA standards. The new doors will fit the existing openings so the brick will not have to be cut. The doors will be painted white to match the new door previously installed in January of 2014. Eventually a new awning will be constructed over the front door to keep the entryway free of ice. Funding for the awning has also been obtained. The awning has not been presented for approval because the intent is to get the doors in place before winter.

Staff recommended approval subject to the following:

- The Urban Design Director will work with the South Salt Lake Building Department to secure appropriate permits and inspections.
- Staff recommends two front door elevation designs both of which match the basement door installed in January of 2014.

**Motion to approve the Design Review with the condition and recommendation previously listed.**

**Commissioner Meakin**

**Second on the motion:**

**Commissioner Brown**

**Vote:**

**Unanimous**

**Commission Business**

Mr. Lilly reported that there was an issue with the link containing the Planning Commission Meeting minutes from October 2, 2014. Chair Lauritzen recommended the item be continued.

**Motion to continue approval of the October 2, 2014, Planning Commission Meeting Minutes.**

**Commissioner Carson**

**Second the motion:**

**Commissioner Dalton**

**Vote:** **Unanimous**

**Staff Business -- Information Items**

There was no staff business.

**Adjournment**

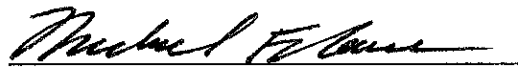
**Motion to Adjourn.** **Commissioner Kindred**

**Second:** **Commissioner Carson**

**Vote:** **Unanimous**

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

  
\_\_\_\_\_  
**For Planning Commission**

  
\_\_\_\_\_  
**Michael Florence**  
**Community Development Director**