

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**Room 126 of the City & County Building**  
**451 South State Street, Salt Lake City, Utah**  
**Wednesday, October 14, 2015**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:35:29 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson James Guilkey; Vice Chairperson Andres Paredes; Commissioners, Angela Dean, Michael Gallegos, Jamie Bowen, Michael Fife,Carolynn Hoskins and Clark Ruttinger. Commissioner Matt Lyon and Emily Drown were excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Michaela Oktay, Planning Manager; Carl Leith, Senior Planner; JP Goates, Principal Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Michael Gallegos, James Guilkey, Carolynn Hoskins and Clark Ruttinger. Staff members in attendance were Michaela Oktay and JP Goates.

The following site was visited:

- **1196 South 700 West** – Staff gave an overview of the project.

**APPROVAL OF THE SEPTEMBER 23, 2015, MEETING MINUTES. [5:35:34 PM](#)**

**MOTION [5:35:39 PM](#)**

**Commissioner Fife moved to approve the September 23, 2015, meeting minutes. Commissioner Ruttinger seconded the motion. The motion passed unanimously. Commissioner Dean and Gallegos abstained as they were not present at the subject meeting.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:35:54 PM](#)**

Chairperson Guilkey reviewed the status of Commissioner Lyon's return to the Commission.

Vice Chairperson Paredes stated he had nothing to report.

**REPORT OF THE DIRECTOR [5:36:48 PM](#)**

Ms. Michaela Oktay, Planning Manager, stated Commissioner Matt Lyon has indicated that he fully intends to return to the Commission and be at the November 18, Commission meeting.

The Commission and Staff discussed the potential agenda items for the November and December meetings. Staff stated the agendas were not set therefore, specifics were not available.

[5:38:06 PM](#)

**Planned Development, Subdivision & Zoning Amendment at approximately 1196 South 700 West** –Melynda Geronimo, is requesting approval from the City to develop the 1.8 acres of vacant property located at the address listed above. The proposed development involves 18 lots with twin homes that do not front a public street and are accessed by a reduced width private drive, which is subject to Planned Development and Subdivision review. In addition, the applicant is requesting to amend the zoning map for the properties to SR-3 Special Development Pattern Residential from R-1/7000 Single Family Residential to accommodate the proposed development. The subject property is within Council District 2, represented by Kyle LaMalfa. (Staff contact: J.P. Goates at 801-535-7236 or [jp.goates@slcgov.com](mailto:jp.goates@slcgov.com).) Case numbers PLNSUB2015-00474 & 00790, PLNPCM2015-00436

Mr. JP Goates, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:

- The comments from the Community Councils in the area.

Ms. Melynda Geronimo and Mr. Cameron Wright, applicants, reviewed the background, history on the proposal and their company. They stated they were trying to create something that benefited the community.

The Commission, Staff and Applicant discussed the following:

- How many homes were allowed with the proposed SR3 zoning versus R1-5000 or other zoning.
- What was allowed to be developed on the property without the proposed changes.
- How the waste and recycling would be handled for the property and if conditions for waste removal could be added to the petition.
- The parking and access for the proposal.
- The influence for the design of the proposed structures.
- The single family home facing 500 West.

**PUBLIC HEARING [5:56:18 PM](#)**

Chairperson Guilkey opened the Public Hearing.

The following individual spoke in opposition to the petition: Ms. Tracie Morrison.

The following comments were made:

- Issues with parking, noise and where the children play.
- The two story home would look directly into current homes.
- How rentals would affect the surrounding property values.

The Commission and Ms. Morrison discussed the location of her property in relation to the proposed development.

Chairperson Guilkey closed the Public Hearing.

The Commission, Applicant and Staff discussed the following:

- If the homes were rentals, twin homes or owner occupied.
  - They are twin homes that would be rented.
- The common area for the proposal.
- The proposed lot and yard square footage.
- The rear yard setbacks.
- Fencing and if the rear yards would be separated.
- How privacy would be addressed on the south property.

**MOTION [6:04:34 PM](#)**

**Commissioner Dean stated regarding, PLNPCM2015-00436 Zoning Change based on the findings listed in the Staff Report, testimony and plans presented, she moved that the Planning Commission forward a positive recommendation to the City Council for a Zoning Amendment. Commissioner Gallegos seconded the motion. The motion passed unanimously.**

**[6:07:09 PM](#)**

**Commissioner Dean stated regarding PLNSUB2015-00474 & 00790, Planned Development and Preliminary Subdivision, based on the information in the Staff Report and the presentation, she moved that the Planning Commission approve the petition with the conditions one through six listed in the Staff Report and additionally that the Applicant demonstrate that they will provide waste and recycling handling on site rather than the public way, that they will indicate how they will be providing common space amenities for play space including access to that common space and that they will demonstrate on the site plan the additional parking, as discussed in the presentation, along the entry access and that it is up to the discretion of the Planning Director to approve the adjustments based on what the applicant provides. Commissioner Bowen seconded the motion.**

The Commission discussed the density of the proposal and it fit with the neighborhood.

**The motion passed unanimously.**

**[6:09:59 PM](#)**

**Design Guidelines for Westmoreland Place Historic District – Mayor Ralph Becker has initiated a petition to create Design Guidelines for the Westmoreland Place Historic District in Salt Lake City. Westmoreland Place was designated as a Local Historic District in 2010. These guidelines will amend the Design Guidelines for Historic Residential Properties and Districts (Preservation Handbook) to create an additional chapter for the district. The proposed Westmoreland chapter will supplement the general guidelines in the Handbook and address the specific characteristics of this historic district. For architects, designers, contractors and property owners, they provide guidance in planning and designing future projects. For city staff and the historic landmark commission, they provide guidance for the interpretation of the zoning ordinance standards. On September 3, 2015 the Historic Landmark Commission forwarded a positive recommendation to City Council to adopt the design guidelines. The Planning Commission is required to review the Design Guidelines because it is a land use document, and to forward a recommendation to City Council concerning its adoption. Design guidelines are officially adopted by city council. (Staff contact: Carl Leith at (801)535 7758, or carl.leith@slcgov.com) Case number PLNPCM2015-00162**

Mr. Carl Leith, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending that the Planning Commission forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The other local historic districts that have specific district design guidelines.
- How rooftop solar panels were addressed in the proposal.
  - Solar panels are addressed in the main body of the guidelines.
- The comments from the residents of the district.
- The public comments received for the proposal.

**PUBLIC HEARING [6:32:50 PM](#)**

Chairperson Guilkey opened the Public Hearing seeing no one in the audience wished to speak; Chairperson Guilkey closed the Public Hearing.

**MOTION [6:33:35 PM](#)**

**Commissioner Gallegos stated regarding PLNPCM2015-00162, Design Guidelines for Westmoreland Place Historic District, based on the findings in the Staff Report, testimony and plans presented, he moved that the Planning Commission forward the draft Design Guidelines for Westmoreland Place to the City Council with a positive recommendation for adoption. Commissioner Ruttinger seconded the motion. The motion passed unanimously.**

**The meeting adjourned at [6:34:24 PM](#).**