

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**Room 126 of the City & County Building**  
**451 South State Street, Salt Lake City, Utah**  
**Wednesday, October 28, 2015**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:27 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 Michael Gallegos, Emily Drown, Michael Fife,Carolynn Hoskins and Clark Ruttinger. Commissioner Angela Dean, Jamie Bowen and Matt Lyon were excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Nick Norris, Planning Manager; Daniel Echeverria, Principal Planner; Tracy Tran, 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: Carolynn Hoskins, Michael Fife and Clark Ruttinger. Staff member in attendance was Nick Norris.

The following sites were visited:

- 705 East 900 South
- 2204 South 800 East
- 2442 South 900 East
- 2816 South Highland Dr
- 25668 South Fillmore
- 2350 South 2100 East
- 2350 South Highland Dr

**APPROVAL OF THE OCTOBER 14, 2015, MEETING MINUTES. [5:32:52 PM](#)**

**MOTION [5:32:57 PM](#)**

**Commissioner Fife moved to approve the October 14, 2015, meeting minutes. Commissioner Hoskins seconded the motion. The motion passed unanimously. Commissioner Drown abstained as she was not present at the subject meeting.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:33:17 PM](#)**

Chairperson Guilkey stated he had nothing to report.

Vice Chairperson Paredes stated he had nothing to report.

**REPORT OF THE DIRECTOR [5:33:24 PM](#)**

Ms. Nora Shepard, Planning Director, reviewed the proposed project in Sugar House and the steps it would be taking before it came to the Commission for review.

The Commission discussed the status of the project and the location for the proposal.

Ms. Shepard reviewed the list of items approved and reviewed by the City Council.

Mr. Nick Norris, Planning Manager, stated the changes the City Council would like to make in the Indiana Navajo node for city owned properties in the area. He explained the role in the Planning Commission as the Applicant and asked the Commission for direction on the next steps for the proposal.

The Commissioners and Staff discussed if they should withdraw the petition or let it move forward. They discussed the location of the property and the parcels the City Council would like to rezone. The Commission determined they would like the City Council to move forward with the petition.

Mr. Norris reviewed the Sugar House Streetcar Zone and the changes the City Council made to the proposal regarding height and zoning of properties along Green Street and Wilmington Ave.

[5:45:27 PM](#)

**Northwest Quadrant Master Plan - A request by Mayor Ralph Becker and the Salt Lake City Council to adopt a master plan for the Northwest Quadrant, an area of Salt Lake City that is bounded by the Salt Lake International Airport and I-215 on the west, SR-201 and the City boundary to the south, the city boundary (approx. 8600 West) on the west, and the City boundary on the north. The Northwest Quadrant Master Plan will establish policies for future industrial development in the area and identify natural lands that should be preserved. The Northwest Quadrant is located in Council Districts 1 (represented by James Rogers) and 2 (represented by Kyle LaMalfa). A copy of the draft master plan is available at [www.slcgov.com/planning](http://www.slcgov.com/planning). (Staff contact: Tracy Tran at 801-535-7645 and [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com).) Case number PLNPCM2009-00168**

Ms. Tracy Tran, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff was recommending the Planning Commission forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- If the proposed prison location would be in the wetland or flood plain.
- If the concerns of the property owners addressed in the current version of the Master Plan.

**PUBLIC HEARING [5:58:10 PM](#)**

Chairperson Guilkey opened the Public Hearing.

Mr. Wayne Martinson stated there were conflicting statements regarding trails in the natural areas and he would like the recommendation to the City Council to be that of the Planning Staff stating no trails would be in those natural areas. He stated there are public areas for people to go but there should not be trails in the natural areas.

The Commission and Mr. Martinson discussed the natural areas where trails should not be constructed.

Chairperson Guilkey closed the Public Hearing.

The Commission and Staff discussed the following:

- The language regarding trails in the natural areas and how to address the difference in the Master Plan.
- The role of the Planning Commission regarding the Bike and Pedestrian Master Plan.
- The process to change the language in the Bike and Pedestrian Master Plan.

**MOTION [6:12:29 PM](#)**

**Commissioner Gallegos stated regarding, PLNPCM2009-00168 Northwest Quadrant Master Plan, based on the findings listed in the Staff Report, the public involvement associated with creating the plan, testimony and plans presented, he moved that the Planning Commission forward a positive recommendation to the City Council. Commissioner Fife seconded the motion.**

Mr. Norris asked that the Commission include the following updated motion language as reflected in the Motion Sheet (located in the case file) for the petition:

- Modify and add the language to Page 19 regarding the South Shore Preserve.
- Remove the word “first” from page 53.

**Commissioner Gallegos amended the motion to include the language reflected in the motion sheet. Commissioner Fife seconded the amendment. The motion passed unanimously.**

**[6:14:03 PM](#)**

**Fine Tuning Summer 2015 - A request by Mayor Ralph Becker to fine tune and clarify regulations in Title 21A - Zoning. The changes include clarifying minimum setbacks and buffers for multiple zones, clarifying minimum lot sizes for Planned Developments, establishing minimum lot sizes for single-family uses in the RMF-45 zone, and clarifying fence material restrictions. In addition, the changes consolidate scattered allowed land use references into the land use tables; adjust drive-through regulations to comply with state law; and remove unused sections of the Zoning**

**ordinance. Other related sections of Title 21A may also be modified as part of this request. The changes would apply citywide. (Staff contact: Daniel Echeverria at (801) 535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com).) Case number PLNPCM2015-00354**

Mr. Daniel Echeverria, Principal 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 changes to the language regarding walk ups and drive thrus.

**PUBLIC HEARING [6:17:11 PM](#)**

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

**MOTION [6:17:36 PM](#)**

**Commissioner Drown stated regarding PLNPCM2015-00354, Fine Tuning Summer 2015, based on the findings in the Staff Report, testimony and plans presented, she moved that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed zoning ordinance text amendments related to clarifying the regulations within the zoning ordinance per the attachment A through E as listed in the Staff Report. Commissioner Hoskins seconded the motion. The motion passed unanimously.**

**The meeting adjourned at [6:18:37 PM](#)**