

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, November 18, 2015

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:34:45 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, Jamie Bowen, Emily Drown, Michael Fife, Carolynn Hoskins, Matt Lyon and Clark Ruttinger. Commissioner Michael Gallegos and Angela Dean were excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Nick Norris, Planning Manager; John Anderson, Senior Planner; Wayne Mills, Senior Planner; Casey Stewart, Senior 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 members in attendance were Nick Norris, John Anderson and Tracy Tran.

The following sites were visited:

- **900 West and the Jordan River** – Staff gave an overview of the proposal. Concerns were raised by the Auto Shop Owner and the neighbor to the north.
- **500 S. Gladiola Street** – Staff gave an overview of the proposal.

Dinner Meeting

The Commission received training on the Open and Public Meeting Act.

APPROVAL OF THE OCTOBER 28, 2015, MEETING MINUTES. [5:34:54 PM](#)

MOTION [5:35:04 PM](#)

Commissioner Drown moved to approve the October 28, 2015, meeting minutes. Commissioner Fife seconded the motion. The motion passed unanimously. Commissioner Lyon and Bowen abstained as they were not present at the subject meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:35:23 PM](#)

Chairperson Guilkey stated he had nothing to report.

Vice Chairperson Paredes stated he had nothing to report.

REPORT OF THE DIRECTOR [5:35:30 PM](#)

Ms. Nora Shepard, Planning Director, reviewed the City Council meeting regarding the Assisted Living Amendments. She reviewed the petitions the City Council approved, the Council's schedule for end of the year and the possible items that would be reviewed. Ms. Shepard reviewed the Open House for Planning Department and the items that would be discussed.

Commissioner Fife thanked Ms. Shepard for the clarification on the Assisted Living issue.

[5:52:38 PM](#)

Street Closure at approximately 1300 South between 900 West and the Jordan River - Salt Lake City Division of Real Estate Services and the Parks and Public Lands Division is requesting approval to close a section of 1300 South between 900 West and the Jordan River and convert this right of way parcel to a City-owned parcel. This type of project must be reviewed as a Street Closure and requires review by the Planning Commission and approval by the Salt Lake City Council. If approved, the property will no longer be recognized as a public street. The City will retain ownership of the property and it will be incorporated into the Salt Lake City Open Space Lands Program along the Jordan River. The subject property is within Council District 2, represented by Kyle LaMalfa. (Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com.) Case number PLCPCM2015-00765

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:

- The Community Council's take on the proposal and when they were notified of the proposal.
- If there was a solution for the neighbor to access his property.

PUBLIC HEARING [5:56:38 PM](#)

Chairperson Guilkey opened the Public Hearing.

The following individuals spoke in favor of the petition: Mr. Brian Tonetti

The following comments were made:

- Supported the petition as it would allow for the day lighting of the existing creeks in the area.

The following individuals spoke in opposition to the petition: Mr. Gerry Derringer

The following comments were made:

- What ordinance or statue did the petition follow that allowed the property to be closed?

- The public uses the road to access the Jordan River.
- Would close off the access to the rear of the property and the access off of 900 West was not sufficient.
- Please deny the petition to allow for further research.

Chairperson Guilkey closed the Public Hearing.

The Commission, Applicant and Staff discussed the following:

- The property access off of 900 West.
- If the neighboring property was not in its current shape would the petition be the same.
 - The condition of the property was not a consideration of the City.
 - The City owns a large portion of the property in the area and the petition would allow for better access to the surrounding open spaces.
- The basis for the petition.
- The factors in the decision to close the access to the neighboring property.
- If the side yard on the neighboring property would allow for a driveway.
 - Yes there was adequate space for a driveway.
- Would like input from the Community Council for the area.
 - Community Council was given 45 days to respond. The City cannot require the Community Council to respond and they would have additional time to respond when the issue went before the City Council.
- The plan to help mitigate the neighbor to the south in regards to parking.
 - The City was not planning to provide parking or mitigate anything for the business as the business did not have a right to the space.
- The street closure standards included in the Staff Report.
- Staff would work with the neighbor to clarify questions and address concerns.

MOTION [6:11:54 PM](#)

Commissioner Drown stated regarding, PLCPCM2015-00765 south Street Closure, between 900 West and the Jordan River, based on the findings listed in the Staff Report, testimony and plans presented, she moved that the Planning Commission transmit a favorable recommendation to the City Council for the request to close 1300 South between approximately 900 West and the Jordan River. Commissioner Fife seconded the motion. The motion passed unanimously.

[6:13:53 PM](#)

Vacation of the Buena Vista Subdivision at approximately 500 S. Gladiola Street - The Romney Group is requesting approval from the City to vacate a portion of the Buena Vista Subdivision which is located at the above listed address. The request would include vacating a portion of the lots, alleys and streets. The subdivision was recorded but the property was never developed and the infrastructure was not constructed. The property is currently vacant. The properties are located in the M-2 Heavy Industrial Districts. This type of project must be reviewed as a subdivision

amendment. The subject properties are within Council District 2, represented by Kyle LaMalfa. (Staff contact: John Anderson at (801) 535- 7214 or john.anderson@slcgov.com.) Case number PLNSUB2015-00876

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

The Applicants did not wish to speak.

PUBLIC HEARING [6:18:00 PM](#)

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

MOTION [6:18:20 PM](#)

Commissioner Fife stated regarding, PLNSUB2015-00876 Vacate the Buena Vista Subdivision, based on the information in the Staff Report and the discussion, he moved that the Planning Commission make a favorable recommendation to the City Council to approve with the conditions the request to vacate portions of the Buena Vista Subdivision as described in attachment B of the Staff Report. Commissioner Lyon seconded the motion. The motion passed unanimously.

Chairperson Guilkey asked the Commission to hear item four on the agenda and wait to see if Commission Dean came to the meeting.

[6:20:33 PM](#)

The Commission took a five minute break.

East Bench Master Plan - Planning Staff will provide the Planning Commission an update on the East Bench Master Plan. The East Bench Plan area is bordered by South Temple and the University of Utah northern property lines to the north, University Street and 1300 East to the west, 1700 South to 2300 East to Parley's Way to the South, and the eastern City boundary to the east. Planning has worked with the community in developing a draft plan and is beginning the public comment phase of the project. Planning Staff will provide an overview of the draft plan and upcoming public engagement activities. (Staff contact: Wayne Mills (801) 535-7282 or wayne.mills@slcgov.com.)

Mr. Wayne Mills, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was asking the Planning Commission for corrections or comments on the petition.

The Commission and Staff discussed the following:

- Clarify the structure and numbering of the document.

- If the plan should be specific and less general.
 - Master Plans should not be specific.
- The opportunities to work with the University to activate main corridors in the area.
- Put a major emphasis on a safe bike corridor around the University.
- Westminster and Roland Hall expanding into the area and should it be mentioned in the plan.
- The current use of Fort Douglas and the impact of the property on the Master Plan.
- Dog parks and why they would be in one location or another.

[6:55:34 PM](#)

Design Standards Chapter Briefing - A request by Mayor Ralph Becker for creation of Design Standards Chapter for new development. The new chapter will consolidate existing design standards from various zoning districts with new design standards into one chapter in the Zoning Ordinance. The amendment will affect multiple sections of the Salt Lake City Zoning Ordinance and will be applicable city-wide. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com.) Case number PLNPCM2015-00150.

Mr. Casey Stewart, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was asking the Planning Commission for corrections or comments on the petition.

The Commission and Staff discussed the following:

- List metal as a durable material.
- There might be some areas where maintaining character was not appropriate and the purpose statement should not lock the City into anything.
- If the document was presented to local architect groups.
 - Typically that was only done when new guidelines were developed.
- If the Commission would like to form a committee to help review the document.
 - Chairperson Guilkey stated he would send an email out to the Commissioners to ask for volunteers for a committee.

The meeting adjourned at [7:08:16 PM](#)