

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, October 25, 2017**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:41:57 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Weston Clark, Vice Chairperson Ivis Garcia; Commissioners Maurine Bachman,Carolynn Hoskins, Matt Lyon, Emily Drown, Brenda Scheer and Sara Urquhart. Commissioners Andres Paredes and Clark Ruttinger were excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Kelsey Lindquist, Principal Planner; Anthony Riederer, Principal Planner, Michelle Poland, Administrative Secretary and Paul Nielson, Senior City Attorney.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Weston Clark, Carolynn Hoskins, Sarah Urquhart and Maurine Bachman. Staff members in attendance were Wayne Mills and Kelsey Lindquist.

- **1500 East and Fairview Avenue** - Staff gave an overview of the proposal and oriented the Commission to the area.
- **813 S 300 West** - Staff gave an overview of the proposal and the reasoning for the request. The Commission asked about the commercial, access and design.

**APPROVAL OF THE OCTOBER 11, 2017, MEETING MINUTES. [5:42:16 PM](#)**

**MOTION [5:42:19 PM](#)**

**Commissioner Lyon moved to approve the October 11, 2017, meeting minutes. Commissioner Scheer seconded the motion. Commissioners Bachman, Lyon, Scheer and Urquhart voted “aye”. Commissioner Drown, Garcia and Hoskins abstained from voting as they were not present at the subject meeting. The motion passed unanimously.**

**REPORT OF THE CHAIR AND VICE CHAIR [5:42:51 PM](#)**

Chairperson Clark stated he had nothing to report.

Vice Chairperson Garcia stated she had nothing to report.

**REPORT OF THE DIRECTOR [5:42:57 PM](#)**

Mr. Wayne Mills, Planning Manager, stated he had nothing to report.

**[5:43:01 PM](#)**

**Yalecrest Douglas Park I Local Historic District at approximately 1500 East and Fairview Avenue - A request to create a new local historic district known as Yalecrest – Douglas**

**Park – I. The proposed boundaries of the Yalecrest – Douglas Park – I Local Historic District include all properties on both the north and south side of Hubbard Avenue between 1500 East and Fairview Avenue. Any owner of real property that is proposed to be rezoned may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Planning Commission. All written objections will be forwarded to the City Council. The proposed district is located in Council District 6 represented by Charlie Luke. (Staff contact: Kelsey Lindquist at (801)535-7930 or [kelsey.Lindquist@slcgov.com](mailto:kelsey.Lindquist@slcgov.com)) Case number: PLNHLC2017-00302 (Legislative matter)**

Ms. Kelsey Lindquist, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a favorable recommendation to the City Council regarding the petition.

Ms. Penny Gregerson, representative for the applicant, reviewed the history of the area and the importance to protect it. She asked the Commission to approve the petition.

**PUBLIC HEARING [5:54:15 PM](#)**

Chairperson Clark opened the Public Hearing and read the following cards.

- Ms. Billie Jones supported the petition.
- Ms. Kelly Marinan – I support my neighbors in this Yalecrest area and would love to see this application pass. It's a beautiful area. I live in a Yalecrest Local Historic District and my neighbors and I love the peace of mind that we have living with this type of city zoning overlay.
- Ms. Lynn Pershing – This area in Yalecrest contains a house over 100 Years old. It's a small street but important in regard to architectural styles and famous individuals who shaped commerce in Salt Lake City and the state

Chairperson Clark closed the Public Hearing.

The Commission and Staff discussed the following:

- If a B rated home could become an A rated home.
- The difference in the status ratings and how it the status affected review of projects on the homes.
- The process for creating a local historic district.
- If the non-contributing home could be demolished.

**MOTION [5:58:57 PM](#)**

**Commissioner Drown stated regarding Yalecrest – Douglas Park – I Local Historic District, based on the findings listed in the Staff Report, testimony and information presented, she moved to forward a positive recommendation to the City Council to designate a new local historic district for the Yalecrest – Douglas Park – I as proposed. Commissioner Bachman seconded the motion. Commissioners Bachman, Drown, Garcia, Lyon, Hoskins, Scheer and Urquhart voted “aye”. The motion passed unanimously.**

**MOTION [6:00:06 PM](#)**

Commissioner Drown stated regarding Yalecrest – Douglas Park – I Local Historic District, based on the information presented, she moved to forward a positive recommendation to the City Council to adopt the changes to the building ratings from the 2005 Reconnaissance Level Survey as attached in Attachment F. Commissioner Bachman seconded the motion. Commissioners Bachman, Drown, Garcia, Lyon, Hoskins, Scheer and Urquhart voted “aye”. The motion passed unanimously.

**[6:00:39 PM](#)**

**The Ruth Planned Development and Preliminary Subdivision at approximately 813 S 300 West – A request by CW Urban, represented by Jake Williams for approval of a Planned Development and a Preliminary Subdivision Plat to develop the property located at the above listed address, with 17 attached single-family row houses. The development is required to receive Planned Development approval, due a lack of street frontage for six of the proposed lots. The subject property is located with the FB-UN2 (Form Based Urban Neighborhood) zoning district within Council District 4, represented by Derek Kitchen. (Staff contact: Kelsey Lindquist (801) 535-7930 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com)) Case number: PLNSUB2017-00589 and PLNSUB2017-00657**

Ms. Kelsey Lindquist, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:

- The access to the properties without street frontage.
- Why the proposal was considered with the lack of street frontage.
- The comments from the Fire Department.
- The items in the proposal requiring a Planned Development approval.
- The proposal was asking to change the lot size for the commercial section.
- If commercial elements were required for the development.
- The location of the parking for the commercial element and the residential units.
- The landscape requirements for the proposal.
- The waste management program for the proposal.

Mr. Jake Williams, CW Urban, reviewed the history of the business, the design of the development and why the proposed design was chosen. He reviewed the purpose of the design and how it would benefit the area. Mr. Williams asked the Commission to approve the proposal.

The Commission and Applicant discussed the following:

- The fencing for the property.
- The structures surrounding/neighborhood the subject property.

**PUBLIC HEARING [6:21:34 PM](#)**

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

The Commission, Applicant and Staff discussed the following:

- The affordability of the units.

**MOTION [6:23:19 PM](#)**

**Commissioner Drown stated regarding The Ruth Planned Development and Preliminary Subdivision Plat PLNSUB2017-00589 & PLNSUB2017-00657 based on the information in the Staff Report, the information presented, and the input received during the public hearing, she moved that the Planning Commission approve petitions PLNSUB2017-00589 and PLNSUB2017-006457. Commissioner Bachman seconded the motion. Commissioners Bachman, Drown, Garcia, Lyon, Hoskins, Scheer and Urquhart voted “aye”. The motion passed unanimously.**

**Briefing [6:24:46 PM](#)**

**Vintage Sign Text Amendments - A request by the Salt Lake City Council to allow for the identification of vintage signs subject to specific standards and to allow additional flexibility in terms of placement, modification, and relocation for signs identified as Vintage Signs. The amendments will affect section 21A.46 of the zoning ordinance. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Staff Contact: Anthony Riederer at (801)535-7625 or [anthony.riederer@slcgov.com](mailto:anthony.riederer@slcgov.com) )**

Mr. Anthony Riederer, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff was looking for direction and comments from the Planning Commission for the petition.

The Commission and Staff discussed the following:

- The protections that would be put in place for the signs.
- Ensure the elements of the historic sign are kept when changes are made.
- How a sign was determined to be a vintage sign.
- The designation process for becoming a vintage sign.
- The way to encourage property owners to keep nonconforming signs.
- How a developer would determine the age of a sign and its designation.
- How to prevent signs from being used for detrimental purposes.
- The regulations for the placement of signs.
- How a developer would know if a nonconforming sign was originally on the property.
- If the current zoning code prohibited the creation of unique signs.
- If there were areas in the city that would allow for animated signs.
- Why there were restrictions to the number of signs allowed.
- The sign guidelines that vintage signs would be required to follow.
- If there would be an area that allowed more than one vintage sign.
- If the subject of the sign could be considered.

**The meeting adjourned at [7:04:05 PM](#)**