

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326, Salt Lake City, Utah**  
**Wednesday, January 9, 2019**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:58 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Maurine Bachman, Vice Chairperson Sara Urquhart; Commissioners Amy Barry, Adrienne Bell, Weston Clark,Carolynn Hoskins, Matt Lyon, Andres Paredes, and Brenda Scheer. Commissioner Clark Ruttinger was excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Paul Nielson, Attorney; Casey Stewart, Senior Planner; Mayara Lima, Principal Planner and Marlene Rankins, Administrative Secretary.

**Field Trip**

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Adrienne Bell, Weston Clark, Carolynn Hoskins, and Sara Urquhart. Staff members in attendance were Wayne Mills, Mayara Lima and Casey Stewart.

- **1330 S 700 W** - Staff summarized the proposal and described the Transitional overlay zone.
- **48 E 1700 S** - Staff described project. Staff and Commission discussed setbacks and upcoming street improvements.

**APPROVAL OF THE DECEMBER 12, 2018, MEETING MINUTES.** [5:33:05 PM](#)  
**MOTION** [5:33:14 PM](#)

**Commissioner Barry moved to approve the December 12, 2018, meeting minutes. Commissioner Clark seconded the motion. Commissioners Paredes, Scheer, Bell, Hoskins, Clark, Barry and Lyon voted “Aye”. Commissioner Urquhart abstained from voting as she was not present at the subject meeting. The motion passed 7-1.**

**REPORT OF THE CHAIR AND VICE CHAIR** [5:33:50 PM](#)  
Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

**REPORT OF THE DIRECTOR** [5:33:55 PM](#)  
Mr. Wayne Mills, Planning Manager, stated he had nothing to report.

[5:34:06 PM](#)

**Geronimo Shop Conditional Use and Planned Development** - Marco & Melynda Geronimo, property owners, are requesting to change the use of 1330 S 700 W from residential to commercial. The applicants would like to demolish the existing single-family dwelling to give room for an office/retail building, and to repurpose the existing accessory structure into a warehouse. The subject property is located in the R-1/7000 (Single-Family Residential) zoning district and the Transitional overlay district. In the Transitional Overlay District, the proposed commercial uses may be allowed through the Conditional Use process. The applicants are also requesting Planned Development approval to accommodate two principal buildings on the same lot, allow additional signage, and reduce setbacks and special landscape requirements for the existing structure. The site is located in Council District 2 represented by Andrew Johnston. (Staff contact: Mayara Lima at (801) 535-7118 or [mayara.lima@slcgov.com](mailto:mayara.lima@slcgov.com)) **Case numbers PLNPCM2018-00158 and PLNSUB2018-00240**

Mayara Lima, 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 proposal subject to comply with all applicable regulations and the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Housing mitigation ordinance in relation to conditional uses
- Boundaries of the transitional overlay district

Marco Geronimo, Applicant, further reviewed the petition.

**PUBLIC HEARING** [5:44:42 PM](#)

Chairperson Bachman opened the Public Hearing;

Kate Weeden – Stated she believes the structure will be an improvement to the area and raised concern with privacy to her property.

Seeing no one else wished to speak; Chairperson Bachman closed the Public Hearing.

The Commission and Staff further discussed the following:

- Buffering along residential property
- Width of parking lot access and landscaping
- Transitional overlay ordinance

**MOTION** [5:51:31 PM](#)

**Commissioner Paredes stated, based on the information listed in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve the request for Conditional Use and Planned Development for the redevelopment property 1330 S 700 W, as presented in petitions PLNPCM2018-00158 and PLNSUB2018-00240, with the conditions listed in the staff report.**

Commissioner Urquhart seconded the motion. Commissioners Lyon, Barry, Urquhart, Clark, Hoskins, Bell, Scheer and Paredes voted “Aye”. The motion passed unanimously.

[5:52:49 PM](#)

**Svendsen Condominiums Planned Development at approximately 48 E 1700 S** - A request by Paul Svendsen, representing 48 E 1700 S, LLC, for approval of a planned development petition for a proposed 4-unit residential condominium building. The proposal includes a request to allow two driveway access points less than 100 feet apart on one property. City code requires at least 100 feet separation between driveway access points on a single property. The project location is approximately 48 East 1700 South in a CC (Corridor Commercial) zoning district located in Council district #5, represented by Erin Mendenhall (Staff contact; Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)) **Case number PLNSUB2018-00812**

Casey Stewart, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the petition with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Length of the front façade

Paul Svendsen, Applicant, provided further details of the proposed petition.

The Commission and Applicant discussed the following:

- Material of garage doors
- Street frontage

## **PUBLIC HEARING** [6:06:08 PM](#)

Chairperson Bachman opened the public hearing;

Hugh Coltharp – Stated he's in favor of the petition but raised concern regarding the windows and door on 17<sup>th</sup> South, specifically that they are not necessary along 1700 South

Seeing no one else wished to speak, Chairperson Bachman closed the public hearing.

The Commission, Staff and Applicant further discussed the following:

- Clarification on zoning in that area
- Landscaping
- Clarification on staff recommendation
- Whether larger windows were considered on the second floor

**MOTION [6:26:27 PM](#)**

**Commissioner Lyon stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve the Svendsen Planned Development PLNSUB2018-00812.**

**Commissioner Scheer seconded the motion. Commissioners Paredes, Scheer, Bell, Hoskins, Clark, and Lyon voted “Aye”. Commissioners Urquhart and Barry voted “Nay”. The motion passed 6-2.**

**[6:32:16 PM](#)**

**Foothills Trails Master Plan** - Representatives from the Salt Lake City Parks and Public Lands Division provided an overview of the Foothill Trails Master Plan. The Plan provides guidance on the location of future trails, trail management, and trail maintenance for trails located in the foothills of the mountains on the eastern and northern portions of the City. A public hearing will be held at a future meeting. The Foothill Trails Master Plan includes lands that are located in parts of City Council District 3 (represented by Chris Wharton) and City Council District 6 (represented by Charlie Luke). Staff Contact: Lewis Kogan at 801-972-7828 or [lewis.kogan@slcgov.com](mailto:lewis.kogan@slcgov.com)

Lewis Kogan, Salt Lake City Trails and Natural Lands Division Director, briefed the Commission regarding the proposed petition and provided a presentation.

The Commission and Staff discussed the following:

- Comments from the public and how it influenced the project layout

Tom Millar, Transportation Planner, Transportation Division, provided an overview of the street network improvements.

The following discussion was made:

- The maximum slope of trails identified in the plan
- Implementation of the plan, including funding
- Whether Salt Lake County was involved in funding
- Trail access points
- Wayfinding signs and information that will be provided to trail users
- Active management enforcement

**The meeting adjourned at [7:33:44 PM](#)**