

# **SALT LAKE CITY PLANNING COMMISSION MEETING**

**In Room 326 of the City & County Building**

**451 South State Street, Salt Lake City, Utah**

**Wednesday, February 11, 2009**

Present for the Planning Commission meeting were Chair Mary Woodhead and Commissioners Babs De Lay, Tim Chambless, Frank Algarin, Kathy Scott, Michael Fife, and Matthew Wirthlin.

A field trip was held prior to the meeting. Planning Commissioners present were: Frank Algarin, Tim Chambless, Michael Fife, Kathy Scott, and Mary Woodhead. Staff members present were: Cheri Coffey and Doug Dansie.

A roll is being kept of all who attended the Planning Commission Meeting. Chair Woodhead called the meeting to order at 5:49 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time. Planning staff members present at the meeting were: Wilf Sommerkorn, Planning Director; Cheri Coffey, Programs Manager; Paul Neilson, City Attorney; Doug Dansie, Senior Planner; and Tami Hansen, Planning Commission Secretary.

[5:50:07 PM](#) **Approval of Minutes from Wednesday, January 28, 2009.** Commissioner Wirthlin made a motion to approve the minutes as written. Commissioner Scott seconded the motion. All in favor voted, “Aye”. The minutes were approved unanimously.

## [5:50:39 PM](#) ***Report of the Director***

Mr. Sommerkorn noted that he would like to schedule a briefing regarding the University of Utah’s Project Universe, and get the Planning Commission’s input on the project. He would also like to invite the Historic Landmark Commission to attend.

[5:53:41 PM](#) **A Briefing of the Foothill Corridor Study by Doug Hattery.**

## [5:50:24 PM](#) ***Report of the Chair and Vice Chair***

Chair Woodhead noted that she and Vice Chair McHugh had a meeting with the Chair and Vice Chair of the City Council on Tuesday, February 17, 2009.

## ***Public Hearings***

**PLNPCM2008-00742, Rescue Mission of Salt Lake Master Plan Amendment**—a request by the Rescue Mission of Salt Lake, represented by Steve Trost, for an amendment to the West Salt Lake Master Plan to facilitate the relocation of a homeless shelter and associated services to property located at approximately 2945 West 900

South. The proposed amendment would modify the text of the master plan so that it would support, “appropriately placed and buffered special use residential development within nonresidential areas”. The West Salt Lake Master Plan does not currently support integrating residential and industrial types of land uses. The subject property is located in an M-1 Light Manufacturing zoning district. The property is located in City Council District Two, represented by Van Turner.

**Chair Woodhead noted that this petition had been postponed until the February 25, 2009 meeting.**

[6:22:58 PM](#) **PLNPCM2008-0079, Hidden Peak Park Planned Development**—a request for a Conditional Use for outdoor storage, and a Planned Development to allow more than one principal structure on a site without street frontage, at approximately 1106 South Redwood Road. The purpose is to incorporate a headquarters for Hidden Peak Electric contractors with outdoor storage for their equipment as well as retail space. This subject property is located in a CC zoning district. The property is located in City Council District Two, represented by Van Turner. [View: Staff Report](#)

Chair Woodhead recognized Doug Dansie as staff representative.

#### [6:27:10 PM](#) **Public Hearing**

Chair Woodhead opened the public hearing portion of the petition; she noted that there were no members of the public present to speak. Chair Woodhead closed the public hearing.

#### [6:27:34 PM](#) **Motion**

**Commissioner De Lay made a motion regarding Petition PLNPCM2008-00790, regarding the Hidden Peak Park Conditional Use/Planned Development, the Planning Commission approves the petition with the condition that it meet all other city code, including compliance with the landscaping, screening, pedestrian access, and street lighting plan. Exceptions to individual urban design criteria shown on the plan are accepted as noted in the staff report. The Planning Commission delegates final authority for the site plan, and landscaping to the Planning Director.**

**Commissioner Wirthlin seconded the motion.**

**Commissioners De Lay, Algarin, Fife, Scott, Chambless, and Wirthlin voted, “Aye”. The motion passed unanimously.**

[6:28:36 PM](#) **PLNPCM2008-00680, Iglesia De Dios Christiana Santidad A Jehova Conditional Use**—a request for a conditional use for a Place of Worship in an M-1 Light Manufacturing zoning district, located at approximately 893 South Bending River. This property is located in City Council District Two, represented by Van Turner. [View: Staff Report](#)

Chair Woodhead recognized Doug Dansie as staff representative.

**6:37:19 PM Public Hearing**

Chair Woodhead opened the public hearing portion of the petition; she noted that there were no members of the public present to speak. Chair Woodhead closed the public hearing.

**6:37:40 PM Motion**

**Commissioner Algarin made a motion regarding Petition PLNPCM2008-00680, a Conditional Use permit for a place of worship for Iglesia De Dios Christianan Santidad A Jehova, located at 893 South Bending River, that the Planning Commission approves this petition based on staff recommendation, and subject to the following conditions:**

- 1. That the Church agrees to waive any objection if a Class B Private Club, Class C Beer (Tavern) or Brewpub chooses to locate within 600 feet of the Church.**
- 2. The Planning Commission delegates final authority for the site plan and landscaping review to the Planning Director.**

**Commissioner Scott seconded the motion.**

**Commissioners De Lay, Algarin, Fife, Scott, Chambless, and Wirthlin voted, “Aye”. The motion passed unanimously.**

***Other Business***

**Continued Issues Only Discussion of the Rocky Mountain Power Northeast Substation at 144 South 1100 East**—a request by Rocky Mountain Power, for a conditional use planned development and preliminary subdivision approval in order to reconstruct and expand electric power capacity to the existing Northeast Substation, located at approximately 144 South 1100 East. The project consists of installation of a new 46/12.5 kilovolt (kV) transformer. The Issues Only hearing took place on January 14, 2009; a decision will be made at a later date. The project is located in an RMF-30 Low Density Multi-family Residential zoning district. The property is located in City Council District Four, represented by Luke Garrott.

**Chair Woodhead noted that this petition had been postponed until the February 25, 2009 meeting.**

*The meeting adjourned at 6:39 p.m.*

**This document, along with the digital recording, constitute the official minutes of the Salt Lake City Planning Commission held on February 11, 2009.**

**Go to FTR Gold at <http://ftrftp.slcgov.com/FTRPlayerPlusV21.exe> to download the digital recording.**

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Tami Hansen