

SALT LAKE CITY PLANNING COMMISSION MEETING

In Room 326 of the City & County Building

451 South State Street, Salt Lake City, Utah

Wednesday, March 11, 2009

Present for the Planning Commission meeting were Chair Mary Woodhead and Vice Chair Susie McHugh. Commissioners: Babs De Lay, Tim Chambless, Frank Algarin, Angela Dean, Kathy Scott, Prescott Muir, Michael Fife, and Matthew Wirthlin.

A field trip was held prior to the meeting. Planning Commissioners present were: Frank Algarin, Tim Chambless, Angela Dean, Michael Fife, Susie McHugh, Kathy Scott, and Matt Wirthlin. Staff members present were: Cheri Coffey, Ana Valdemoros, and Nole Walkingshaw.

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: Frank Gray, Community & Economic Development Director; Wilf Sommerkorn, Planning Director; Cheri Coffey, Programs Manager; Paul Neilson, City Attorney; Nick Norris, Senior Planner; Janice Lew, Principal Planner; Nole Walkingshaw, Wayne Mills, Senior Planner; Ana Valdemoros, Principal Planner and Tami Hansen, Planning Commission Secretary.

[5:50:10 PM](#) **Approval of Minutes from Wednesday, February 25, 2009.** Vice Chair McHugh made a motion to approve the minutes with noted changes. Commissioner Scott seconded the motion. All in favor voted, "Aye". The minutes were approved unanimously. Commissioners Muir, Algarin, and Fife abstained.

[5:50:31 PM](#) **Report of the Chair and Vice Chair**

Chair Woodhead and Vice Chair McHugh stated they had nothing to report.

[5:50:36 PM](#) ***Report of the Director***

Mr. Sommerkorn stated that the Planning Commission would be having a work session immediately following the meeting.

[5:50:54 PM](#) **Petition 410-08-17, a Construction Waste Landfill**—a request for an interpretation of the approved motion for a Conditional Use submitted by Central Valley Water Reclamation FAC, located at

approximately 7301 West 1300 South. The property is located in City Council District Two represented by Council Member Van Turner. **View:** [Staff Report](#)

Mr. Sommerkorn recognized Cheri Coffey as staff representative.

Ms. Coffey stated that there were three items that the applicant was requiring clarification on. First, the thirty (30) foot landscape setback, there was a lot of discussion on this issue at the meeting, and the applicant was inquiring if it was the intent of the motion to require that setback. Second, the drawings had changed because there were some wetland mitigations that needed to occur on the property, and the plans in the permits office were currently different from the plans the Commission originally saw and the wetlands need to be taken off the permitted plans. Finally, fencing was not addressed in the zone and according to the zoning ordinance, currently there was a fence on the site, but the applicant would like to put in an eight foot fence.

[6:03:22 PM](#) Motion:

Commissioner Wirthlin made a motion regarding Petition 410-08-17, based on discussion, input from staff and the applicant, and for purposes of clarification of an earlier motion, the Planning Commission moves that the thirty (30) foot landscape setback was not meant to be part of the original approval, the Commission acknowledges that the site plan was changed due to suspected wetlands, and the Commission approves fencing up to eight feet.

Public Hearing

[6:07:04 PM](#) PLNSUB2009-00038, Zions Bank Planned Development—a request by Zions Bank, represented by Prescott Muir & Associates Architecture, for planned development approval of a new principal structure within the existing Redwood Plaza Shopping Center located at approximately 787 North Redwood Road. The project consists of reusing the existing foundation of a recently demolished single story restaurant to construct a new financial institution with three covered drive-thru lanes. The project is located in a CS (Community Shopping) Zoning District. This property is located in City Council District One, represented by Carlton Christensen. **View:** [Staff Report](#)

Chair Woodhead recognized Ana Valdemoros as staff representative.

Commissioner Muir recused himself from the meeting at 6:07 p.m.

[6:26:50 PM](#) Public Hearing:

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

6:30:12 PM Motion:

Commissioner De Lay made a motion regarding Petition PLNSUB2009-0038, based on the findings of facts found in the staff report and testimony heard this evening, The Planning Commission approves this petition subject to the following conditions:

1. An Avigation easement for the new development is required and addressed with the Airport Department.
2. A replacement landscape plan shall be *water-wise and* provided as part of the building permit review with final approval delegated to the Planning Director.
3. Replacement trees need to be included to mitigate the visual impacts of the parking lot as part of the building permit review.
4. Compliance with all departmental comments.
5. No building permits will be issues to Zions Bank or Prescott Muir Architects without a letter of the owner/developer in the City file.

Commissioner Algarin seconded the motion.

Discussion of the motion:

Commissioner Scott inquired if Commissioner De Lay would be willing to add an amendment to item 2, which would then read, *A replacement landscape plan shall be water-wise and provided as part of the building permit review with final approval delegated to the Planning Director.*

Commissioner De Lay agreed to the amendment.

Commissioner Algarin seconded the amendment.

Commissioner Scott inquired if Commissioner De Lay would be willing to add a condition 6, that the Transportation Department review the potential area of congestion regarding the Zions Bank drive thru and surrounding parking spaces.

Commissioner De Lay stated that condition 4 already would already involve the City Transportation Department.

Commissioner Scott inquired if Commissioner De Lay would be willing to accept a condition that required the addition of a designated pathway from the Zions Bank building to other commercial developments west of the building be explored.

Vice Chair McHugh stated that she did not see how legally the Planning Commission could require that, when they were leasing the property and did not own the surrounding property.

Commissioner De Lay stated she agreed and she was not willing to accept that amendment.

Commissioners De Lay, Fife, Dean, Algarin, Chambless, McHugh, and Wirthlin voted, “Aye”. Commissioner Scott voted, “No”. The motion passed.

Commissioner Muir rejoined the meeting at 6:35 p.m.

Discussion

6:35:20 PM PLNPCM2009-00035, Transvalley Corridor Trail Connection/UNEV Pipeline Project— a request by UNEV Pipeline LLC, represented by Jim Townsend, for a conditional use to construct a pedestrian trail and a subsurface pipeline through the Lowland Conservancy Overlay District. The property is located at approximately 705 North Wright Brothers Drive, including a parcel located at approximately 107 North 5200 West. This matter is for briefing purposes only. A public hearing on the matter will be held at a future date. There will be no decision made at this meeting. The subject property is located in an M-1 Light Manufacturing zoning district and the Lowland Conservancy Overlay District. This property is located in City Council District One, represented by Carlton Christensen. **View:** [Staff Report](#) **View:** [Applicant Handout](#)

Chair Woodhead recognized Nole Walkingshaw as staff representative.

Mr. Walkingshaw stated that portions of this property were located in the Low Lands Conservancy Overlay District and the trail would be a conditional use within the M-1 Light Manufacturing Zoning District. He stated that the master plan in this area specified creating trail interconnects and staff saw this as an opportunity to fulfill the guidance of the master plan.

He stated that due to routing this to other departments a lot of concerns and conditions were identified that would need to be formalized for the staff report, and the public had also issued a lot of comments. He stated that he would like the Commission’s feedback and request of further investigation in areas of concern, before that final staff report was written.

Chair Woodhead invited the applicant to the table.

Jim Townsend, Senior Vice President of UNEV stated that this would be a 410 mile steel, refined products pipeline: gasoline, diesel, and jet fuels. He stated that the initial capacity of the pipeline was about 62 barrels a day, but the line would have the hydraulic capacity of about 120,000 barrels a day.

Mr. Townsend stated that since 2006, they had met with city councils, environmental groups, and interested parties along this 410 mile corridor making sure that all concerns and considerations were heard and reasonably addressed. He stated that the products carried by this pipeline would end up in Southern Utah, north of Las Vegas, at an industrial park.

He stated that the operation of this pipeline would be governed by the Department of Transportation’s code of regulations Part 49; 195. Not only would barrels of refined product be moved south, but it would be environmentally friendly and safer to move large quantities of fuel. Mr. Townsend stated that the construction would be segmented, terminals were currently being built in Cedar City, Utah and recently construction had

been started on the Las Vegas terminal. He stated that the origin station would be in Utah in the Woods Cross area, and UNEV had tried to define the route by going around critical habitations.

Mr. Townsend noted that construction would be allotted to different contractors in 50 to 100 mile sections, which would allow the construction process to be expedited and would only take about 9 months to complete. He stated that UNEV was also working with landowners to re-vegetate areas where the pipeline will run. He stated that in open lands open cut trenching would take place, however, within cities, populated areas, and environmentally sensitive areas they would be using directional bores, where a boring apparatus would be set up to create a tunnel, so you can bore up to 2,500 to 3,000 feet very safely and would be 25 to 30 feet deep.

He stated that the maintenance to these facilities would not exceed five years, and there would be inspection tools that would run the pipeline while it was in service and would measure the wall thickness of the pipeline, and will generate a printout that will pinpoint exactly where there are weaknesses or other problems in the pipe so repairs may be made in a proactive measure.

[6:50:20 PM](#) Chair Woodhead opened up the discussion to Commissioners questions.

Vice Chair McHugh inquired how repairs were made.

Mr. Townsend stated that the area of the pipeline would be purged, the problem section cut out and a new piece would be put in, or weld a full-encirclement sleeve could be placed around the problem area.

Commissioner Scott inquired about how deep these pipelines would be in populated areas.

Mr. Townsend noted that they would be a minimum of four (4) feet deep, and in pasture lands it would typically be 36 inches of cover, and ten to twelve feet below the bed of creeks or rivers.

Commissioner Chambless inquired if UNEV had spoken with the Bureau of Land Management.

Mr. Townsend stated that they were the main agency that drove the EIS process, and the entity that set up all of the scoping meetings.

Commissioner Chambless inquired about seismic areas, and what precautions were being taken.

Mr. Townsend stated that Mack Tech was contracted to do all of the seismic engineering for the entire pipeline corridor, and in prescribed areas a heavier wall, backfill, or geo-tech fiber would be placed around the pipeline to enable the pipe to withstand seismic movement.

Commissioner Chambless inquired about the longevity of the pipeline, and how long Mr. Townsend expected it to last.

Mr. Townsend stated that it would have an indefinite life, because of the maintenance requirements. He stated that they have pipelines currently that have been in operation for 70 years.

Commissioner Dean stated that there seemed to be a lot of surface water in the area, and it seemed that there would be a dam created from this project that would prevent a lot of the natural flow of the surface water across the area.

Mr. Townsend stated that culverts could be put in the area to help with the water flow if that was a condition on the project.

Mr. Fife inquired if support had been obtained from all of the different groups they had met with, and if UNEV had received any resistance.

Mr. Townsend stated that nobody was here to oppose this tonight because their input was considered.

Chair Woodhead stated that there actually were a lot of letters received in opposition to this project, and probably because this was not a public hearing, many people had not shown up to oppose.

Commissioner De Lay stated that when this did come for a public hearing, the Commission would be interested in what other parties had to say regarding this project.

Mr. Townsend stated that all of the right-of-way was purchased in regards to the duck clubs, which had never been opposed to the pipeline, but were concerned about the trail.

Vice Chair McHugh stated that a three inch (3'') crushed gravel trail was proposed by UNEV, yet the City Transportation Department would like permeable asphalt trail, which would make it harder to repair.

Commissioner De Lay stated that it seemed the duck clubs might be worried about having people on the trail during hunting season, this seemed to create liability issues.

Vice Chair McHugh stated that another concern should be the airport is in the area.

Mr. Townsend stated that the duck clubs would probably prefer no trail, and definitely would like the trails closed to the public during the hunting season.

Commissioner Scott inquired why UNEV wanted to build the trail.

Mr. Gray stated that in the Lowland Conservancy Overlay, there was no development permitted with the exception of roadways and trails. He stated that the trail would connect into a whole series of future planned canal roads and trails. He stated that the safety concerns of the duck clubs were very valid.

Chair Woodhead inquired if UNEV had looked at an alternate route for the pipeline.

Mr. Townsend stated that in the beginning different routes had been looked at.

Commissioner De Lay inquired about the timeframe of the duck season, and if because it was private land it was year round.

Mr. Walkingshaw noted that the duck season was from the end of September to the end of January.

Mr. Gray stated that there would be a few scenarios regarding the trail. It could be open year round, it could be seasonally closed, or the right-of-way could be dedicated to the city, under the condition that the trail would not be opened until a complete trail system was available in the area.

Commissioner Chambless stated that this area was next to the Salt Lake City airport, and he stated that the airport had plans to expand. He stated there should be concern that firearms were allowed so close to the airport, and inquired if the airport had concerns about this security.

Mr. Gray stated that it was a concern, and he stated that the city and state would have to abide by whatever regulations the federal government issued regarding security around the airport, which might mean future limited access to certain areas.

Mr. Townsend stated that the pipeline was being placed where it would not interfere with any future airport expansions.

Commissioner Dean stated that the Salt Lake City Open Space Plan and Future Trail Networks, which were referred to on a sketch map did not make sense and she inquired if Mr. Townsend could explain how that overlaid with the UNEV proposed trail system. She stated that she would like clearer maps for the public hearing.

Mr. Mills noted that it was also important to note that the duck clubs property was not in Salt Lake City, it was part of Salt Lake County.

Mr. Gray stated that there were also a wide variety of opinions on who should enter this area and who should not.

Commissioner Dean inquired if it were a possibility there were no trails and this area could be re-vegetated to its original state.

Mr. Gray stated not under the current ordinance. He stated that a text amendment could be made to the Lowland Conservancy Overlay that specifically would allow a buried pipeline, or another option was to find a route where the pipeline did not go through this area.

Commissioner Dean inquired if re-vegetation was possible or if it would have to be kept clear.

Mr. Townsend stated that tall trees would not be put in, but knee high grasses could be put in.

Chair Woodhead inquired if there were three alternatives, would be it be possible that when this petition came back as a public hearing, all three of these could be advertised separately on the agenda, so that if the Commission wanted to vote on some of the alternatives, it would not require the applicant having to restart the process with a different application.

Mr. Walkingshaw stated that would require re-advertising this and going back through the open house process to get comments specific to the alternative options.

Commissioner Muir stated that he would like additional information on the overall trail master plan, he assumed that this would connect with the Jordan River Parkway and possibly the Legacy pathway, which had been very popular since it was built. He also stated that he felt it was important to complete the trail system going west.

Commissioner De Lay inquired how quickly this project was going to be started.

Mr. Gray stated that probably within thirty (30) to sixty (60) days.

The meeting adjourned at 7:31p.m.

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

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Tami Hansen