

**SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, February 24, 2010**

Present for the Planning Commission meeting were Chair Babs De Lay and Vice Chair Frank Algarin; and Commissioners Tim Chambless, Angela Dean, Michael Fife, Michael Gallegos, Susie McHugh, Matthew Wirthlin, and Mary Woodhead. Commissioner Kathleen Hill was excused.

There field trip prior to the meeting was cancelled. A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called 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: Wilford Sommerkorn, Planning Director, Joel Paterson, Programs Manager; Michael Maloy, Principal Planner; Nick Norris, Senior Planner; Nick Britton, Principal Planner; Ana Valdemoros, Associate Planner; Paul Nielson, City Attorney; and Tami Hansen, Senior Secretary.

Approval of Minutes from Wednesday, February 24, 2010

Commissioner McHugh made a motion to approve the February 24, 2010 minutes with noted changes. Commissioner Woodhead seconded the motion. The motion passed. Commissioners Gallegos, Algarin, and Wirthlin abstained.

Report of the Chair and Vice Chair

Chair De Lay stated neither she, nor Vice Chair Algarin had anything to report.

Report of the Director

Mr. Sommerkorn reminded Commissioners Dean, Gallegos, and Fife of the joint subcommittee meeting with the Historic Landmark Commission on February 25, in Room 126.

He noted the City Council would hold public hearings on March 2, regarding zoning ordinance amendments, which the Commission had recommended to them. And the Rocky Mountain Land Use Institute Conference would be held March 4-5, in Room 404.

Public Hearings

Petition PLNPCM2009-00929 719 Redevelopment Master Plan Amendment—a request by Joe Johnson, Westfield Properties, to amend the Sugar House Community Master Plan from Low Density Residential (5 to 10 dwelling units per acre) to Mixed Use-Low Intensity for property located at 2028 S Lake Street. The purpose for the amendment is to facilitate redevelopment of the subject property for commercial use. The Property is currently zoned Single Family R-1/7,000 and is located in Council District 7, represented by Soren Simonson.

Chair De Lay recognized Michael Maloy as staff representative.

Chair De Lay stated she had received a letter from the applicant Joe Johnson requesting on behalf of Westfield Properties that the hearing of this petition be continued to April 14, 2010, which would allow them address issues and present potential solutions regarding concerns raised in the neighborhood.

Commissioner Woodhead stated she felt when applicant wanted more time to talk to the neighbors and work things through, the Commission should support that.

Motion

Commissioner Algarin made a motion regarding Petition PLNPCM2009-00929719; Redevelopment Master Plan Amendment that the Commission should continue the public hearing to April 14, 2010.

Commissioner Woodhead seconded the motion.

Commissioners McHugh, Dean, Fife, Gallegos, Wirthlin, Chambless, Woodhead, and Algarin voted, “Aye”. The motion passed unanimously.

Petition PLNPCM2009-00510 North Temple Boulevard Station Area Plans—an amendment to the West Salt Lake and Northwest Community Master Plans regarding station area plans along the Airport Light Rail Line. The Planning Commission will hold a public hearing to consider specific sections of the North Temple Boulevard Station Area Plans, including the Introduction, 800 West, Fairpark, Cornell and 1950/2200 West Station Area Plans. A public draft of the plan can be viewed on the project website at [.northtempleboulevard.com](http://northtempleboulevard.com). Located in Council District 1 represented by Carlton Christensen and Council District 2 represented by Van Turner.

Chair De Lay recognized Nick Norris as staff representative.

Mr. Norris stated this would be a two or three part hearing due to the decision to move forward with the rebuild of the North Temple viaduct the City Council made late in the process, so it would be heard separately.

He stated he would summarize what aspects of the plan had changed from the draft version of the plan given to the Planning Commission back in January, which was based on comments staff had received since then. He stated the concept of the core transition and stable areas was clarified through graphics and updated images, so people had a better understanding of what it meant. He stated each station area had its own description of what future zoning would entail.

Mr. Norris stated at the 800 West station area, zoning changes were made to better fit the neighborhood. Mixed-use buildings up to seven (7) stories in height would be allowed and there was a reduced parking requirement, with parking located behind the buildings. He stated there was a lot of confusion regarding the stable areas, which are areas where the existing zoning either supported the desired type of development, or there was little change anticipated because of the light rail line.

He stated based on some input from the Transportation Division, staff removed an action item that would allow on-street parking to be counted toward the minimum parking requirements for land uses, which they felt would push parking into residential neighborhoods and would not be as desirable.

Mr. Norris stated around the Fairpark station some boundary changes were made to follow property lines under common ownership.

Commissioner Gallegos stated some of the roads in that area were fairly wide and inquired if those streets would keep their width.

Mr. Norris stated there was no plan to reduce the widths, but the plan did state that the streets in the area should be complete streets and would be visually reduced by adding bicycle lanes and other elements if there were space.

He stated there were no changes to the Cornell station area, just some grammar changes. The biggest focus at the 1950 West station was explaining why the Redwood Road and North Temple intersection was not considered part of a core area. He stated there were a number of reasons for this including the distance the intersection were from the two stations; a half mile from the 1950 West, as well as the Cornell stations. He stated with existing traffic along that intersection, as well as the freeway connection, staff felt it would add additional cars, which would push more of those intersections further into failure. He stated development would be limited to the transition area due to that, which would allow mixed-use development, just not on a massive scale.

Mr. Norris stated the City Council did implement temporary zoning regulations along North Temple Boulevard that would apply to all of the properties zoned Corridor Commercial (CC) and Community Shopping (CS). He stated those temporary zones expired after six months, and essentially would aid in putting the TC-75 zoning district in place, the intent was to prohibit any new development that would not fit into that zone, while still allowing for new development until the zoning was made permanent.

Commissioner Gallegos inquired about the 1950 West station, and if it would prohibit the development of the vacant land to the northwest.

Mr. Norris stated it would not; it would just be development that was a little less intense due to existing traffic problems.

Commissioner Chambless inquired if staff knew of future State plans in regards to the area around the 1950 West station.

Mr. Norris stated that was a major campus for the State and they did have a twenty year extension plan for that area.

Chair De Lay inquired why three community council districts were included in this petition.

Mr. Norris stated it had to do with the way the boundaries for those districts came together in the area, the Capitol Hill and Downtown areas would be more involved with the viaduct station.

Public Hearing

Chair De Lay opened the public hearing portion of the petition. She noted there was no one present to speak, and closed the public hearing.

Motion

Commissioner Gallegos made a motion regarding Petition PLNPCM2009-00510; North Temple Boulevard Station Area Plan, Master Plan that the Planning Commission forwards a favorable recommendation to the City Council for the following reasons:

- 1. The proposed station area plans are compatible with city-wide policies related to land use, including the:**
 - Salt Lake City Futures Commission Report (1998)**
 - Salt Lake City Urban Design Element (1990)**
 - Salt Lake City Community Housing Plan (2000)**
 - Salt Lake City Transportation Plan (1996)**
- 2. The proposed station area plans update the Northwest (1992) and West Salt Lake Community Master Plans (1995);**
- 3. The proposed station area plans are generally consistent with the comments received during an extensive public participation process; and**
- 4. The proposed plans include best practices to guide future development along, and adjacent to North Temple Boulevard.**

Commissioner Algarin seconded the motion.

Commissioners McHugh, Dean, Fife, Gallegos, Wirthlin, Chambless, Woodhead, and Algarin voted, “Aye”. The motion passed unanimously.

The meeting adjourned at 6:10 p.m.

This document, along with the digital recording, constitute the official minutes of the Salt Lake City Planning Commission held on February 24, 2010.

Tami Hansen