

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**Room 126 of the City & County Building**  
**451 South State Street, Salt Lake City, Utah**  
**Wednesday, February 12, 2014**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:31:22 PM](#). Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson Emily Drown, Vice Chair Clark Ruttinger; Commissioners Angela Dean, Michael Fife, Bernardo Flores-Sahagun, Michael Gallegos,Carolynn Hoskins, Marie Taylor, Matthew Wirthlin and Mary Woodhead.

Planning Staff members present at the meeting were: Wilford Sommerkorn, Planning Director; Cheri Coffey, Assistant Planning Director; Nick Norris, Planning Manager; Nick Britton, Senior Planner; Lex Traughber, Senior Planner; John Anderson, Principal Planner; Daniel Echeverria, Principal Planner; Katia Pace, Principal Planner; Michelle Moeller, Senior Secretary and Paul Nielson, City Land Use Attorney.

**FIELD TRIP NOTES:**

A field trip was held prior to the work session. Planning Commissioners present were: Emily Drown, Bernardo Flores-Sahagun, Michael Fife, Clark Ruttinger, Carolynn Hoskins, Marie Taylor, and Matt Wirthlin. Staff members in attendance were Nick Norris, Lex Traughber and Katia Pace.

The following locations were visited:

- **Gold's Gym-** Staff gave an overview of the project. The Commission asked how many people use the walkway, would all accesses be maintained and how many trees would be preserved.
- **Almond Street-** Staff gave an overview of the project. The Commission asked if there was an exception for parking, how close it was to transit and if it was a single parcel.

**APPROVAL OF THE MINUTES FROM THE JANUARY 8 and JANUARY 26, 2014 MEETINGS [5:31:52 PM](#)**

**MOTION [5:32:03 PM](#)**

**Commissioner Fife moved to approve the January 8, minutes as amended. Commissioner Woodhead seconded the motion. Commissioners Taylor abstained from voting.**

[5:32:25 PM](#)

**Commissioner Taylor moved to approve the January 22, minutes as amended. Commissioner Woodhead seconded the motion. Commissioners Fife, Dean and Ruttinger abstained from voting as they were not present at the meeting.**

**REPORT OF THE CHAIR AND VICE CHAIR** [5:33:49 PM](#)

Chairperson Drown stated she had nothing to report.

Vice Chair Ruttinger stated he had nothing to report.

**REPORT OF THE DIRECTOR** [5:34:13 PM](#)

Mr. Wilford Sommerkorn, Planning Director, stated the City was always looking for new members to join various City Boards and Commissions. He encouraged anyone interested in joining a Commission to submit an application to the Mayor's Office.

Mr. Sommerkorn reviewed the Special Exception process and the items that would be approved administratively or by the Commission. He explained the benefits of approving items administratively and the need for the Planning Commission to make a formal motion delegating the responsibility to the Planning Director and Planning Staff.

The Commission and Staff reviewed the Special Exceptions that would be reviewed by the Commission or Staff.

**MOTION** [5:36:36 PM](#)

**Commissioner Woodhead moved that the Planning Commission delegate the approval authority for Special Exceptions to the Planning Director following the approval process outlined in Chapter 21A.52 of the City Zoning Ordinance, based on the previous hearing, testimony and Staff memorandum. Commissioner Taylor seconded the motion. The motion passed unanimously.**

**PUBLIC HEARINGS** [5:37:25 PM](#)

**[West Salt Lake Master Plan](#) - A request by Mayor Ralph Becker to do a comprehensive review and update of the West Salt Lake Master Plan. The Master Plan guides the future development of the area between I-80 and SR201 and I-15 and I-215 and includes the Glendale and Poplar Grove Neighborhoods. The update to the West Salt Lake Master Plan will include land use and development policies that will help the Planning Commission and City Council make land use decision, formulate budgets and make future administrative and legislative decisions regarding the described area. The Planning Commission seeks public input on the**

**draft master plan prior to making a recommendation to the City Council at a later date. (Staff contact: Nick Britton at (801) 535-6107 or [nick.britton@slcgov.com](mailto:nick.britton@slcgov.com).) Case number PLNPCM2010-00656.**

Mr. Nick Britton, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated staff recommended the following:

1. The Planning Commission forward a positive recommendation to the City Council to adopt the drafted *West Salt Lake Master Plan*;
2. That the Planning Commission initiate a petition to begin analysis of the areas identified in this report with the goal of potentially rezoning those areas to implement the recommended land use changes of this plan; and
3. That the Planning Commission initiate a petition to begin analysis of existing zoning designations within the city to determine potential ordinance changes to help implement the recommended zoning changes in this plan.

The Commission and Staff discussed the following:

- The definition of “Family” and “Household” in the Master Plan.
- How industrial areas were to be softened.
  - Adding medians and landscaping to soften the look of the area.
- If Historic Districts were planned for the area.
  - Many of the historic assets had been demolished however; there are identified landmark sites in the community.
- How the Communities could be involved in implementing the Master Plan.
  - The permit process should be changed to be more user friendly for everyone,
  - Simplify the process and identify projects that can be taken over by the public.
- Accessory dwelling units in relation to the location of fixed rail.
- Multifamily infill with language for handicap accessibility.
- Language regarding existing transit, residential density and new transit.
  - There was a need for additional transit on the West Side regardless of the density to help connect the east and west sides of the city.
- If zoning was in place to support the plan.

#### **PUBLIC HEARING [6:18:11 PM](#)**

Chairperson Drown opened the Public Hearing.

Councilman Kyle LaMalfa thanked the Commission for conducting the meeting in the neighborhood affected by the proposed Master Plans. He stated the Planning Division had gone above and beyond on public outreach for the Plans. Councilman LaMalfa stated the plan was presented uniquely but was missing the land use tables which the community

should have input on. He stated after the plan was adopted it was up to the City to implement the plan but the community to enforce it.

Mr. Andrew Johnston, Popular Grove Community Council, stated the Community Council supported the project however, the zoning and land use issues needed to be worked out.

The following individuals spoke in favor of the petition: Mr. David Steffensen, Mr. Erik Steffensen, Mr. Jared Parkinson, Mr. Todd Mabey, Mr. David Troester, Mr. Jay Ingleby and Ms. Kay Robinson,

The following comments were made:

- Gateways influenced how the community felt about the community and they need to be treated with respect and developed in a manner that draws people to those areas.
- Need to use the Master Plan as it is written when it is implemented.
- Would like more description of what was expected of the 9<sup>th</sup> and 9<sup>th</sup> node.
- More walkable, diverse businesses along 9<sup>th</sup> and 9<sup>th</sup>.
- Boating on Jordan River should be supported and promoted.
- Parking will be needed as development progresses.
- Billboards should be addressed as many are very unsightly.
- Support for diversity in the Community.
- 900 West and 400 South was an entrance to Poplar Grove and should be considered a node.
- Need to stop the cause of graffiti and clean it up.
- What was the time frame to implement the plan and how was it going to be funded.
- An idea to get people involved would be to find out what they are doing and incorporate it in the plan.
- Keep people updated on the progress of the Plan.

The following individuals spoke in opposition of the petition: Mr. Jeff Salt

The following comments were made:

- Jordan River section needed to be specified as a zoning district and protected.
- Existing Parkway Plan needed to be recognized and implemented.
- A County boating plan needed to be implemented.
- Existing open space needed to be included in the Open Space Plan.

Chairperson Drown closed the Public Hearing.

**DISCUSSION** [6:43:50 PM](#)

The Commissioners and Staff discussed the following:

- Identifying the Riparian Corridor in the plan.
- Why the land use plan was not included in the proposal.
  - Staff explained the issues with a future land use map in the master plan and how Staff tried to address land use in the plan through nodes.
- How Master Plans protect and uphold the community's interest and vision.
- The gateways to the community and how to address land use and zoning in these areas.
- The implementation and funding for the proposed projects.
- Lot sizes and allowing lots to be smaller.
  - Staff stated there would be ordinance changes to help address lot sizes.
- Clarification on zoning that allowed more density and accessibility.
- If the Commission should table the petition or make a recommendation to the City Council.

Mr. Sommerkorn stated he would recommend the Commission allow Staff to review the comments and bring the plan back to the Commission for further discussion.

**MOTION** [6:59:36 PM](#)

**Commissioner Woodhead stated regarding the West Salt Lake Master Plan PLNPCM2010-00656, she moved that the Planning Commission table the motion to move the petition forward to the City Council pending revisions by Staff, based on the input received from Public Comment and the Commission and that the Public Comment period remain open. Commissioner Gallegos seconded the motion.**

The Commission and Staff discussed what comments should be added to the plan. The Commission asked if suggestions could be submitted in writing. Staff stated comments should be submitted as soon as possible as the Community would like to see the plan moved ahead.

Mr. Paul Nielson, City Attorney, stated the master plan was an envisioning document not specific and the zoning would be address in the next process.

[7:05:25 PM](#)

**Commissioners Dean, Woodhead, Hoskins, Fife, Flores-Sahagun, Gallegos and Taylor voted "aye". Commissioner Fife, Wirthlin and Ruttinger, voted "nay". The motion passed 7-3**

[7:06:26 PM](#)

**Commissioner Woodhead amended the motion to table the petition to March 12, 2014, meeting. Commissioner Gallegos seconded the amendment. The amendment to the motion passed unanimously.**

[7:08:04 PM](#)

**[9 Line Corridor Master Plan](#) - A request by Mayor Ralph Becker to create a master plan for the 9 Line Corridor. The Master Plan guides the future development of the 9 Line Corridor which is located at approximately 900 South from 200 West to approximately Redwood Road. The 9 Line Corridor Master Plan will include strategies and policies which will guide the eventual development of the spaces and amenities adjacent to the existing paved trail. It will also include an implementation plan to develop a framework on how this development should occur. The Planning Commission seeks public input on the draft master plan prior to making a recommendation to the City Council at a later date. The corridor is located in Council District 5 represented by Erin Mendenhall, Council District 4 represented by Luke Garrott and Council District 2 represented by Kyle LaMalfa (Staff contact: John Anderson at (801) 535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)). Case number PLNPCM2014-00004.**

Mr. John Anderson, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed what constituted a node, the area the plan covered and the possibility for future expansion.

**PUBLIC HEARING** [7:27:17 PM](#)

Chairperson Drown opened the Public Hearing.

Mr. Andrew Johnston, Popular Gove Community Council, stated the Community Council supported the plan. He stated the area under I-15 was concerning and asked what happened at the west end of Redwood Road as it was an unclear destination. Mr. Johnston stated there are zoning issues along the corridor that influenced the west side and asked how the plan would be compatible and help transportation in the area.

The following individuals spoke to the petition: Mr. Jeff Salt, Ms. Kathryn Steffensen, Mr. Jeremy King, Mr. David Steffensen, Mr. Reid Steffensen, Mr. Robert Archuletta, Mr. Gene Patten and Mr. Erik Steffensen.

The following comments were made:

- Issues at the Oxbow node and the flow of traffic in that area.
- Rail Bridge in Oxbow node needed to be removed.
- Plan should provide zoning protection along the 9 Line Corridor and should be included in the West Salt Lake Master Plan.
- Plan should be implemented and upheld to promote the areas along corridor.
- Planning Staff should be commended for a job well done on the design of the plan.
- Oxbow node design was ideal but old bridge should be removed to protect the wild life in the area.
- Bridge over Redwood Road was a great idea that should not be overlooked or forgotten as the process moves forward.
- Master Plan promoted connectivity and higher density along the corridor.
- Move quickly to get the plans approved and implemented then abide by them.
- Develop guidelines that address and define the concerns of the property owners in the area.
- Design of the paths and landscaping was wonderful.
- Planning needed to take into account the natural habit of animals along the river.
- Lighting was a necessity and important in the area.
- Safety needed to be the number one concern for the project.
- More serious things in the area than thorns and vermin.
- Want positive things in the area not a homeless shelter.

Chairperson Drown read the following comments:

Ms. Tuesday Allred- I am happy to see Redwood Road included in the plans. What needs to be addressed as soon as possible are the dilapidated buildings on the west side of Redwood Road at about 9<sup>th</sup> South. These are also businesses from 8<sup>th</sup> South to 11<sup>th</sup> South that are not in good condition. It does no good to implement the 9 Line Corridor Plan if this is not addressed.

Chairperson Drown closed the Public Hearing.

**DISCUSSION** [7:49:46 PM](#)

The Commissioners discussed tabling the issues to allow Staff to address the public concerns.

**MOTION** [7:50:43 PM](#)

**Commissioner Fife moved to table the 9 Line Master Plan discussion. Motion died due to no second.**

The Commission stated they would like clarification on the following:

- The lighting plan for the area
- Staff stated the lighting plan was included however; the specifics would not be available until the funding was complete.
- The oxbow bridge
  - Staff stated the bridge was under review by Parks and Open Space, who was managing the Oxbow project, and the Commission did not regulate the specifics of that project. The Commission and Staff discussed if there was a way for people to provide comments to Parks and Open Space. Staff stated parks reviewed the plan and approved what was presented and the specific details would be discussed as the plan moved forward.
- The funding for the plan and if expansion could be considered.
  - Staff explained the present version was a segment of a much larger plan that would be implemented in the future.

Commission Woodhead stated the Staff Report did not ask for a motion to be made therefore, would it be appropriate to make a motion to approve it.

Mr. Paul Nielson stated some action needed to be taken whether that was to table or approve the petition.

**MOTION** [7:57:03 PM](#)

**Commissioner Fife moved to forward a favorable recommendation to the City Council regarding the 9 Line Master Plan as presented. Commissioner Wirthlin seconded the motion. Commissioners Ruttinger, Hoskins, Fife and Wirthlin voted “aye”. Commissioner Dean, Flores-Sahagun, Gallegos, Woodhead and Taylor voted “nay”. The motion failed 4-5.**

The Commissioners stated they needed to review the plan with the comments made to determine if the concerns of the public were addressed. They asked for more documentation on the wetlands and asked for the Parks Department to present plans for the Oxbow corridor.

Staff stated the details of the wetland park were not the Planning Commission’s purview and having specific details in the Master Plan was not appropriate.

The Commission and Staff discussed the role of the Planning Commission regarding the design of the park and if it was in their purview to oversee those aspects. The Commission and Staff discussed the role of the Planning Commission in implementing Master Plans and developing a base to work from.

**MOTION** [8:05:49 PM](#)

Commissioner Woodhead made a motion to table the 9 Line Master Plan to the March 12, 2014, Planning Commission meeting to give the Commission the opportunity to review the plan documents in light of the public comments and to close the Public Hearing. Commissioner Taylor seconded the motion. Commissioners Woodhead, Taylor, Hoskins, Dean, Flores-Sahagun and Gallegos voted “aye”. Commissioner Fife, Ruttinger and Wirthlin voted “nay”. The motion passed 6-3

[8:08:15 PM](#)

**[289 N. Almond Street Zoning Map Amendment](#)** – Garbett Homes is requesting approval from the City to develop nine (9) townhomes and twenty (20) condominium units on the property located at approximately 289 N. Almond Street. Currently, the land is vacant and is zoned RMF-45 (Moderate/High Density Multifamily Residential). This project requires zoning map amendment and street closure reviews. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Lex Traugher at (801) 535-6184 or [lex.traugher@slcgov.com](mailto:lex.traugher@slcgov.com)) Case numbers PLNPCM2013-00920 and PLNPCM2014-0000.

- a. **Zoning Map Amendment** - In order to build the project noted above, a Zoning Map Amendment is required to amend a development agreement that was executed on the subject property in May 1997. As a part of this zoning amendment process, the applicant will be asking for amendments to said development agreement (primarily concerning parking), and the relaxation of two development standards, to include setback modification and grade change. Case number PLNPCM2013-00920.
- b. **Street Closure** - The applicant is requesting that the City close the eastern portion of West Temple Street where it splits just south of 300 North. The western split portion of West Temple Street would remain open allowing access from 300 North. The landscape “island” that is currently bound by the fork split in West Temple Street and 300 North would eventually become part of Garbett’s development and remain as landscaped area and on-street parking spaces. Case number PLNPCM2014-00001.

Mr. Lex Traugher, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission transmit a favorable recommendation to City Council regarding the petition.

The Commission and Staff discussed the triangle parcel and proposed design/use.

Mr. Jacob Ballsteadt, Garbett Homes, reviewed the project and thanked those that Garbett had worked and conversed with on the project. He stated they were asking to lower the parking requirement and build one unit less than previously agreed on in the development agreement. Mr. Ballsteadt gave the history of the property and reviewed the parking ratio for the existing agreement and the new proposal.

The Commission and Applicant discussed the parking on the triangle area and if it would be implemented. The Applicant stated the neighbors had indicated they did not want the parking on 300 North but would prefer a different design to provide more sight lines.

Mr. Ballsteadt discussed the road closure and continuing the sidewalk along the area. He stated the closure of the road was a public service to help with safety and beautification of the area.

Mr. Renee King, Garbett Homes, reviewed the dynamics of the area, the importance to finish the development and improve the area. He reviewed the public outreach, how the public concerns were addressed in the design and the positive development of the project. Mr. King reviewed the design on Almond Street, to help with trash pickup and the driveway design that would improve traffic flow.

The Commission and Applicants discussed the ADA accessibility and the waste management/ recycling for the development.

Mr. Tyler Kirk, Architect, stated the recycling was accommodated inside the parking structure of the condos.

The Commission and Applicants discussed the HERS energy certifications for the project, Garbett Homes recycling programs and the distance between the homes.

The Commission stated although a plat was not required it would have helped to clearly see the layout of the property. They discussed the footprint for the units and how common or limited common space was regulated for condos. The Commission and Applicant discussed the setbacks for the property.

Staff stated the exception was for a front yard setback not a rear yard setback.

The Commission and Applicant discussed the property line, subdivision of the lot and the issues with plating the property. They discussed the depth of the drive ways.

**PUBLIC HEARING** [8:53:42 PM](#)

Chairperson Drown opened the Public Hearing.

The following people spoke to the petition: Ms. Laura Bayer, Mr. Dale Walker, Mr. David Parkinson, Ms. Celia Baker, Mr. Mike Fowkes, Mr. Jack Winward, Ms. Kim Fowkes and Ms. Hope Espiratue.

The following comments were made:

- Garbett did not contact the neighbors on Quince Street; parking was an issue throughout the area, decreasing the parking was not desired.
- The triangle would accommodate 10 spaces and needed to allow traffic from all directions.
- Almond Street home owners were in favor of the proposal and looked forward to the completion of the project.
- Garbett Homes was willing to work with the neighbors and make the plan work for the area.
- Views from Almond Street should be considered.
- There was parking in the area that did not affect Quince Street.
- Area was dangerous in the winter.
- Gifting land to a business should not happen, it should be purchased.
- Development should not impede on the neighborhood.
- Parking enforcement and restrictions need to be enforced.
- Area was unsafe due to traffic.
- City needed to step in and help with the parking.
- Parking on 3<sup>rd</sup> North was not a good idea.

The Commissioners asked if the area had considered resident parking permits. Ms. Bayer stated a parking plan had been implemented but did not help the issue. The Commission asked Ms. Bayer about eliminating the parking stalls on 300 North. Ms. Bayer stated she did not review the parking plan but had heard discussion that the triangle would be a park. She stated she would prefer parking due to the issues in the area.

Chairperson Drown closed the Public Hearing.

The Commissioner and Applicant discussed speed bumps, parking, on the triangle, along West Temple and removing parking spaces on 3<sup>rd</sup> North.

**DISCUSSION** [9:19:43 PM](#)

The Commission asked if the parking on the triangle could be permitted and used as a place for snow storage during the winter.

Staff stated that would be up to transportation and the snow plow drivers.

**MOTION** [9:20:51 PM](#)

**Commissioner Wirthlin stated regarding the Almond Street Townhomes and Condominiums Zoning Map Amendment PLNPCM2013-00920 and Street Closure PLNPCM2014-0001, based on the findings listed in the Staff Report and the testimony heard, he moved that the Planning Commission transmit a favorable recommendation to the City Council to amend the development agreement as proposed and to close the eastern portion of West Temple Street where it splits at 300 North subject to the conditions listed in the Staff Report and delegation to Staff the final approval of parking on 300 North. Commissioner Gallegos seconded the motion. The motion passed unanimously.**

[9:22:03 PM](#)

The Commission took a five minute break

[9:22:09 PM](#)

**Gold's Gym Conditional Use -Rachel McKenzie, architect for Gold's Gym, is requesting a Planned Development to remodel an existing unoccupied building (approximately 13,300 sq ft) located within Brickyard Plaza at 1172 E. Brickyard Rd. The remodel will include a new entrance façade on the west side and an approximate 8,000 square foot expansion towards the east into the existing courtyard space between the existing Zurcher's and Kohl's Buildings. This property is located within the CS (Community Shopping) zoning district and in City Council 7, represented by Lisa Ramsey Adams. (Staff contact: Katia Pace, (801) 535-6354, or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)) Case number: PLNSUB2013-01002.**

Ms. Katia Pace, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff was recommending the Planning Commission approve the petition as presented.

Mr. Claude Yacoel, Property Owner, stated the development would be an asset to Brickyard Plaza and would reactivate the back of the center. He stated the neighbors and tenants of the property were in favor of the project and their concerns had been addressed.

The Commissioners and Applicant discussed the parking and if an entrance could be allowed on the front of the center. The Applicant stated the gym entrance and parking had

to be to the rear of the building due to the lease agreements with the other tenants of the shopping center.

The Commission and Applicant discussed the passageway through the property. The Applicant stated the passageway was not an asset, was against the contracts for the other tenants, took away the square footage of the proposed building and was not currently used for pedestrian traffic.

**PUBLIC HEARING [9:35:56 PM](#)**

Chairperson Drown opened the Public Hearing.

Ms. Judy Short, Sugar House Community Council, stated the Community Council supported the project as the gym was a good use for the property however; closing off the access way was not a good idea. She stated Brickyard was not walkable and needed more walkable businesses in the area.

Mr. Scott Kisling stated it was not a walkable area, was unsafe and the proposal was contrary to the Sugar House and Open Space Master Plans. He stated the Property Owner should build elsewhere and leave the space open.

Chairperson Drown read the following comments:

- Mr. Randall Ridd- I own the adjacent property including Harmons. We are strongly in support of the Gold's Gym project. The rear of Brickyard Plaza had been under utilized for years. It has become a problem for our local community. The Gold's Gym will enhance this area and was a major improvement for the entire Brickyard neighborhood.
- Mr. Ryan Richie- I own the adjacent Brickyard office tower where we are currently constructing over 200 apartment units. The Gold's Gym project is good for the entire neighborhood and we are very much in favor of the project. The rear of Brickyard has been vacant for many years. The Gold's Gym project will improve the area greatly.

Chairperson Drown closed the Public Hearing.

The Commission and Staff discussed if studies were done to see if other areas were available for the gym. They discussed the restrictions due to the tenants and the use of the existing buildings.

**MOTION [9:44:29 PM](#)**

**Commissioner Fife stated regarding the Gold's Gym Planned Development PLNSUB2013-001002, based on the findings listed in the Staff Report and the testimony heard, he moved that the Planning Commission approve the proposed**

Planned Development subject to the conditions listed in the Staff Report. Commissioner Wirthlin seconded the motion. Commissioners Woodhead, Fife, Hoskins, Ruttinger, Dean, Flores-Sahagun, Gallegos and Wirthlin voted “aye”. Commissioner Taylor voted “nay”. The motion passed 8-1.

[9:46:20 PM](#)

**[4552 W 150 South Surplus Property Request](#)**- The City Administration is proposing to declare surplus property located at approximately 4552 W 150 South. The property is part of an existing parcel at 4600 W 700 South. The City Administration intends to exchange the property for adjacent properties located at approximately 4252 W 700 South. It is the intention of the Administration that the exchange of property will be of equal value. Given the similarities between the properties, the parties do not believe that appraisals of the parcels would be necessary in order to close the proposed transaction. The Planning Commission is required to hold a public hearing for these types of requests. The subject property is located in the M-1 (Light Manufacturing) zoning district in Council District 2, represented by Kyle LaMalfa. (Staff Contact: Daniel Echeverria at 801-535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com). Case number PLNPCM2014-00011.)

Mr. Daniel Echeverria, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending the Planning Commission transmit approve the petition as presented.

**PUBLIC HEARING** [9:47:38 PM](#)

Chairperson Drown opened the Public Hearing seeing no one in the audience wished to speak; Chairperson Drown closed the Public Hearing.

**MOTION** [9:47:51 PM](#)

Commissioner Gallegos stated regarding the 4552 W 150 S, Declaration of Surplus Property PLNPCM2014-00011, based on the findings listed in the Staff Report and the testimony heard, he moved that the Planning Commission transmit a favorable recommendation to the City Administration to dispose of the property in a manner consistent with Section 2.58 of the Salt Lake City Code subject to the conditions listed in the Staff Report. Commissioner Flores-Sahagun seconded the motion. The motion passed unanimously.

[9:49:31 PM](#)

**Briefings**

**Downtown Master Plan** – As part of the planning process for the Downtown Master Plan, planning staff will brief the Planning Commission on the public engagement process; state of the Vision, Principles, and Goals; and next steps. (Staff contact: Molly Robinson at (801) 535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com)).

Mr. Nick Norris, Planning Manager, reviewed the petition as presented in the Staff Report (located in the case file). He stated the plan would be brought back to the Commission for further review at a future meeting.

The Commission and Staff discussed the boundaries for the Downtown Master Plan.

[9:56:18 PM](#)

**Mid-block Walkways** – Planning staff will brief the Planning Commission on the status of the Mid-block Walkways project, including Design Guidelines for Mid-block Walkways, request comment on the draft, and discuss how the Guidelines will be adopted as part of the Downtown Master Plan process. (Staff contact: Molly Robinson at (801) 535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com)).

Mr. Nick Norris, Planning Manager, reviewed the petition as presented in the Staff Report (located in the case file). He stated the plan would be brought back to the Commission for further review at a future meeting.

**The meeting adjourned at [10:00:19 PM](#)**