

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, September 10, 2014

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:25 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson Clark Ruttinger, Vice Chair Matt Lyon, Commissioners Angela Dean, Michael Fife, Michael Gallegos, James Guilkey,Carolynn Hoskins, Marie Taylor and Matthew Wirthlin. Commissioner Emily Drown was excused

Planning Staff members present at the meeting were: Wilford Sommerkorn, Planning Director; Nick Norris, Planning Manager; Daniel Echeverria, Principal Planner; Michelle Moeller, Senior Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Carolynn Hoskins, Matt Lyon, Clark Ruttinger and Marie Taylor. Staff members in attendance were Nick Norris and Daniel Echeverria.

The following location was visited:

- **Meridian Street Closure-** Staff gave an overview of the proposal.

APPROVAL OF THE MINUTES FROM THE AUGUST 27, 2014, MEETING. [5:30:31 PM](#)
MOTION [5:30:33 PM](#)

Commissioner Fife moved to approve the August 27, 2014. Commissioner Guilkey seconded the motion. The motion passed unanimously. Commissioner Lyon abstained as he was not present at the subject meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:30:44 PM](#)

Chairperson Ruttinger stated the Utah League of Cities and Towns meeting would be held on Thursday, September 11, 2014, and all of the Commissioners were invited. He stated the information at the meeting was valuable and encouraged the Commissioners to attend.

Vice Chairperson Lyon stated he had nothing to report.

REPORT OF THE DIRECTOR [5:31:06 PM](#)

Wilford Sommerkorn, Planning Director, stated he was taking a position with Salt Lake County and this would be his last meeting. He reviewed the information regarding how the Commission should interact with the public and addressed general meeting conduct.

Commissioner Wirthlin thanked Mr. Sommerkorn for his services to the City of Salt Lake, for helping the Planning Department and Commission to become what it is today.

Mr. Sommerkorn stated he could not have done it without the Staff.

Briefing 5:38:09 PM

Mountain Accord Update - Representatives from the City working on the Mountain Accord Project will provide an update to the Commission. Mountain Accord is a multi-phase initiative that seeks to make critical decisions regarding the future of the Central Wasatch Mountains. It will holistically evaluate and address issues and goals centered on four topic areas: environment, recreation, transportation, and economy. Mountain Accord is collaboration between public and private interests, including state and local governments, federal agencies, and business and grassroots organizations. Input received from the public will be used to inform and guide the process. The desired outcome of the scenario planning process is an agreed-upon set of proposed actions to be carried forward to the next phase of planning and implementation.

Ms. Laura Briefer, Water Resources, gave an overview of her position and the water issues she oversees.

Mr. David Everitt, Mayor's Office, reviewed the proposal, the project area, and how the proposal would help to protect the mountains and water shed areas from overuse.

Ms. Briefer explained why Salt Lake City was involved in the process and the need to address the issues arising that would affect the use of the water sheds. She stated there was a need for a greater collaborative effort to determine the land use that meets the growing needs of the counties while not degrading water quality. Ms. Briefer stated there was a need to address transportation issues for the mountain areas as well.

Mr. Everitt stated the need for the plan was to create a consensus and a plan that works for everyone.

Ms. Briefer and Mr. Everitt reviewed the packet documents (located in the Planning Office) and the time line for the process.

The Commission and Applicants discussed the following:

- The end result would be something that all of the counties agreed to and would abide by.
 - Ms. Briefer reviewed the phases for the proposal.
- Is the skiing footprint referring to what exists or what the proposed use would be.
 - Ms. Briefer stated it referred to both.
- If Millcreek canyon was included in the proposed area.
 - Yes it is included as some of the recreation issues affect this area greatly.
- Why Millcreek was not used for drinking water.
- The federal legislation process that would need to happen for this proposal and why they are not involved in this process currently.
 - They have been informed of the process and there will be some sort of action needed eventually.
- The Commissions involvement in the process.

Commissioner Taylor asked if she could attend the project meetings as a Commissioner.

The Commission stated she could attend as a private citizen as the project was not under the Commissions purview.

The Applicants stated anyone was welcome at the public meetings and any comments could be submitted via the web page.

Mr. Nick Norris, Planning Manager, explained why the petition for the Meridian Commerce Center Plat 2 Subdivision and Street Closure was before the Commission for review.

[5:59:58 PM](#)

Meridian Commerce Center Plat 2 Subdivision Amendment and Street Closure at approximately 4236 W Commercial Way- G&H Investments, LLC and Gloria B Rothwell, owners of property at 4324 W & 4236 W Commercial Way, are requesting a Subdivision Amendment to the Meridian Commerce Center Plat 2 located at approximately 4236 W Commercial Way. The subdivision amendment would remove approximately 5,500 square feet of the abutting right-of-way as the street turns and must also be reviewed through the Street Closure process. The portion of right-of-way proposed to be closed is located at the intersection of Commercial Way and Meridian Park Road, however both streets would remain open to vehicles and comply with the City standards for this type of street. The subject property is currently vacant and is zoned M-1, Light Manufacturing. This type of project must be reviewed as a Street Closure and Subdivision Amendment. The subject property is located within Council District 2, represented by Kyle LaMalfa. (Staff contact: Daniel

Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com.) Case numbers PLNSUB2014-00469 & PLNPCM2014-00470

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

Mr. Corbin Bennion, Applicant, stated the adjacent landowners created the bulb out and now would like to change the plan for the property.

PUBLIC HEARING [6:03:25 PM](#)

Chairperson Ruttinger opened the Public Hearing; seeing no one in the audience that wished to speak to the petition, Chairperson Ruttinger closed the Public Hearing.

MOTION [6:03:47 PM](#)

Commissioner Wirthlin stated regarding petition PLNPCM2014-00469 and PLNPCM2014-00470, based on the information in this Staff Report, testimony, and plans presented, he moved that the Planning Commission transmit a favorable recommendation to the City Council for the proposed partial street closure and subdivision amendment subject to complying with all applicable regulations and with the conditions listed in the Staff Report. Commissioner Guilkey seconded the motion.

Commissioner Taylor asked how the proposal affected the maintenance of the street.

Staff stated nothing changed with how the streets were maintained.

The motion passed unanimously.

[6:05:55 PM](#)

Plan Salt Lake - Mayor Ralph Becker is requesting that the City adopt a citywide vision plan that will help guide the future growth of the City. Plan Salt Lake will provide direction for other element plans, community plans and small area master plans so that they work together to implement the citywide vision and initiatives. Plan Salt Lake is a policy document that does not create specific development regulations. The Planning Commission will make a recommendation to the City Council. The City Council will decide whether to adopt Plan Salt Lake at a later date. (Staff contact: Nick Norris at (801)-535-6173 or nick.norris@slcgov.com.) Case number PLNPCM2011-00682

Mr. Nick Norris, Planning Manager, reviewed the changes to the petition as presented in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a favorable recommendation to the City Council regarding the petition.

PUBLIC HEARING [6:08:05 PM](#)

Chairperson Ruttinger opened the Public Hearing; seeing no one in the audience that wished to speak to the petition, Chairperson Ruttinger closed the Public Hearing.

The Commission commended Staff on a job well done.

The Commission and Staff discussed the following:

- The public input for the plan.
- The plan was not replacing any of the current Master Plans or policies.
 - Staff stated it would be supporting the existing polices and not replacing them.
- How the plan would be implemented.
- How the Commission would use the Plan.
- If the City Council could make changes to the proposed plan or if they would approve it as presented.
 - Staff stated the City Council had been involved in the process and they could approve or change the plan as they saw fit.
- The transportation portions of the plan.
 - Staff stated there was an adopted transportation plan for the city and reviewed how that plan fit into Plan Salt Lake.

MOTION [6:16:41 PM](#)

Commissioner Guilkey stated regarding Plan Salt Lake Master Plan, The Avenues, he moved that the Planning Commission forward a recommendation to the City Council to adopt Plan Salt Lake based on the information presented in the Staff Report, the public involvement process associated with creating the plan, and the testimony and discussion provided during the Planning Commission briefings and public hearings. Commissioner Taylor seconded the motion. The motion passed unanimously.

The meeting adjourned at [6:17:24 PM](#)