

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, January 14, 2015

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:34:47 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, Commissioners Angela Dean, Emily Drown, Michael Fife, Michael Gallegos, James Guilkey,Carolynn Hoskins and Marie Taylor. Vice Chair Matt Lyon was excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director, Nick Norris, Planning Manager; Doug Dansie, Senior Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Emily Drown, James Guilkey, Carolyn Hoskins, Clark Ruttinger and Marie Taylor. Staff members in attendance were Nora Shepard, Nick Norris and Wayne Mills.

- The field trip toured the east bench area in preparation for the upcoming East Bench Master Plan

Approval of Minutes [5:34:58 PM](#)

Chairperson Ruttinger asked about approving minutes from August 2010.

Mr. Paul Nielson, City Attorney, stated the Commission could not approve those minutes.

APPROVAL OF THE MINUTES FROM THE DECEMBER 10, 2014, MEETING [5:35:14 PM](#)

MOTION [5:35:17 PM](#)

Commissioner Fife moved to approve the December 10, 2014. Commissioner Guilkey seconded the motion. Commissioner Drown and Taylor abstained from voting as they were not present at the subject meeting. The motion passed unanimously.

[5:35:55 PM](#)

Mr. Nielson reviewed the United States Supreme Court's ruling on cell tower case (T-mobile versus Roswell Georgia) and the background for the case.

The Commission and Mr. Nielson discussed why the case was denied and that the pole was allowed to be installed.

REPORT OF THE CHAIR AND VICE CHAIR [5:40:57 PM](#)

Chairperson Ruttinger welcomed the new Planning Director, Nora Shepard.

REPORT OF THE DIRECTOR [5:41:13 PM](#)

Mr. Nick Norris, Planning Manager, stated he had nothing to report.

[5:41:19 PM](#)

[Beehive Arts Center Subdivision and Planned Development at approximately 244 S 500 West](#) - A request by the RDA of Salt Lake City for a Planned Development and Subdivision at the above listed address. The project is requesting a minor subdivision to create two lots and a planned development to accommodate the restoration of the Beehive Brick building, including the creation of residential and commercial space and a new mid block access way. The project is located in the D-3 Downtown Warehouse/Residential District located in Council District 4 represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com.) Case number PLNSUB2014-00664 and 665

Mr. Doug Dansie, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was recommending that the Planning Commission approve the petition as presented.

The Commission and Staff discussed the following:

- If the RDA owned the land and could develop the street
 - Yes, they own the entire south section of the block and the street would be developed with the corner parcel next year.

Ms. Jill Wilkerson-Smith, RDA, stated tomorrow the State would decide whether or not to dedicate the building as a historic site. She reviewed the potential development for the site.

PUBLIC HEARING [5:45:20 PM](#)

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

The Commission and Applicant discussed the following:

- Vehicle, bicycle, and pedestrian paths for the proposal.
- Traffic flow for the property.
- The East/West access to the property.
- The placement of the residential and the commercial portions of the proposal.
 - Placement was in response to how the property was zoned and access to public transit.
- If the plans for the development would be brought to the Commission for review.

- The proposal was approved through the RDA Board (the City Council) however, the Commission may see proposals as developers come in.
- If the developments are permitted uses then the Commission would not review the proposals.

Mr. Nick Norris, Planning Manager, stated the Planning Commission would possibly be reviewing zoning changes for these two main blocks, in the near future.

MOTION [5:53:04 PM](#)

Commissioner Fife stated regarding petition PLNSUB2014-00664 and PLNSUB2014-665, Beehive Art Center Subdivision and Planned Development, based on the information in the Staff Report, the testimony heard tonight and the discussion of the item, he move that the Planning Commission approve the petition with the following conditions necessary to comply with all applicable standards for subdivisions and planned developments:

- 1. Cross easements and access agreements be attached to the parcels until such time as a new road is constructed and deeded to the City, which will provide permanent access.**

Commissioner Gallegos seconded the motion. The motion passed unanimously.

[5:54:11 PM](#)

[Pedestrian and Bicycle Master Plan](#) - Mayor Ralph Becker is proposing a major update to the City's existing Pedestrian and Bicycle Master Plan. The Pedestrian and Bicycle Master Plan is a citywide master plan that will guide the development and implementation of the City's pedestrian and bicycle infrastructure and programs. The Transportation Division will review the draft plan with the Planning Commission prior to a public hearing, which will be held at a future meeting. (Staff contact: Becka Roolf at (801) 535-6630 or becka.roolf@slcgov.com.)

Ms. Robin Hutchinson, Transportation Division reviewed the plan as presented in the Staff Report (located in the case file). She stated this was the first meeting for the plan and future meetings would be held to discuss changes and updates.

Ms. Becca Roolf, Transportation Division, gave an overview of the plan. She summarized the input they received from the Public Outreach and how they planned to incorporate those comments.

The Commission and Transportation Staff discussed the following:

- The comments from those in opposition.
- If the plan was really about cars and getting people out of cars as it was really impacting how people travel whether by foot, bike or car.
- If there was a document that addressed transportation as a whole.
- How to address cars in the plan.

- Cars are addressed under the balance section and in plans that govern other aspects of transportation.
- This plan was to address pedestrians and bicycling in Salt Lake.
- There are other plans, current and upcoming, to address each type of transportation and tie them into the general transportation plan.
- The transportation budget and the amount of money spent on bicycling as opposed to automobiles.
- If people saw the amounts that are spent on different aspects of transportation and what this plan cost they might be more acceptable to the idea of the plan.
- Show how the plan ties in with other municipalities regarding bike lanes.
- The meaning of protected bike lanes.
 - That is providing some type of physical separation between vehicle traffic and bike lanes.
- If there are local trends that could be identified.
- Information from other local plans regarding increased population and how people travel into the City.
- If zoning would be changed to allow the proposal.
 - The Planning Division's role in the process is to align Master Plans with all other City Plans in order to allow for the best development of the city.
- If there is data regarding the success of the programs that reduce pedestrian and vehicle accidents.
- Preventing bike theft in the city and if the plan addressed bike security.
- The next steps for the proposal.

The Commission pointed out some unsafe, transportation related, areas in the City.

- South Temple and Main Street intersection.
- Bonneville Road in City Creek Canyon.

Ms. Nora Shepard, Planning Director, introduced herself and gave an overview of her background.

The meeting adjourned at [6:44:06 PM](#)