

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, April 8, 2015

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:35:31 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 and James Guilkey. Vice Chair Matt Lyon and CommissionersCarolynn Hoskins and Marie Taylor were excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Nick Norris, Planning Manager; Doug Dansie, Senior Planner; Everett Joyce, Senior Planner; David Gellner, Principal 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: Clark Ruttinger, Emily Drown, Michael Fife and James Guilkey. Staff members in attendance were Nick Norris and David Gellner.

The following site were visited

- **1022 E 800 South Power Station** - Staff gave an overview of the proposal. The Commissioners asked how many parking stalls there were. Staff stated the parking was not striped but there was room for eight cars.

[5:35:59 PM](#)

APPROVAL OF THE MINUTES FROM THE MARCH 11 & MARCH 25, 2015, MEETING.

MOTION [5:36:05 PM](#)

Commissioner Guilkey moved to approve the March 11 and March 25, 2015. Commissioner Fife seconded the motion.

The Commission discussed if new Vice Chair position had been elected and that Commission Lyon would like to speak to Staff about the position.

Staff stated they would talk to Commissioner Lyon and have the election listed on the April 22, agenda.

The motion passed unanimously. Commissioner Drown abstained from voting for the March 25, minutes as she was not present at that meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:38:28 PM](#)

Chairperson Ruttinger discussed the possibility of a Planning Commissioner making a presentation regarding the role of the Planning Commission at a Community Council meeting.

Ms. Nora Shepard stated it would be good to have a Commissioner and Staff member attend the meeting as it would be an effective way to recruit people to the Commissions.

REPORT OF THE DIRECTOR [5:39:58 PM](#)

Ms. Nora Shepard, Planning Director, reviewed the Planning Commission retreat on March 25. She stated the City Council approved the utility box amendments with direction to Staff to review and modify some of the regulations and allow for further discussion. Ms Shepard reviewed Google Fiber that was coming to the city and stated Google would be installing utility boxes throughout the city, over the summer.

The Commission and Staff discussed the time frame for implementation of Google's services.

[5:42:52 PM](#)

Transit Master Plan- The Transportation Division and consultant team will provide an update on the Transit Master Plan. The Transit Master Plan will help Salt Lake City and UTA set priorities over the next 20 years and guide decisions about the timing and location of transit improvements with the goal of creating an ideal network of buses, trains and streetcars. This update will focus on current travel patterns, population and employment density, and the current transit system. (Staff contact: Julianne Sabula (801) 535-6678 or julianne.sabula@slcgov.com.)

Ms. Robin Hutchinson, Transportation, reviewed the Transit Master Plan for Salt Lake City and stated the goal was to make it complementary to the region and specific to the public's needs. She introduced the transit team Mr. Tom Brennan, Ms. Kathleen Sullivan, Mr. Chris Jones and Ms. Julianne Sabula.

Mr. Tom Brennan, consultant, reviewed the background and history of the Transit Master Plan for Salt Lake City. He reviewed the time line for the plan and asked the Commission for questions and comments.

The Commission and Staff discussed the following:

- The results from the survey of existing conditions and the unique challenges and operations of Salt Lake City.
- Notifying the Commission of the schedule for outreach so they could help to promote meetings and encourage people to attend.
- How travel time would be a considered in the plan.
- The unique circumstances that would be reviewed.
 - Areas to improve neighborhood circulation.

- The divide between the west and east sides of the city.
- Service span and connectivity of transit.
- Considering accessibility to employment and hours of operation.
- These items seem like UTA's responsibility and if they are not willing to change are there options to have other entities address the issues.
- Opportunities for the City to step in and help with the places where UTA does not provide services.
- If UTA could be replaced entirely and what that would do for the City.
- Connecting the plan with the surrounding areas.
- The integration process and time frame.
- The distance between bus locations and accommodation for quick transit.
- How traffic was measured and gauged.
- Trip patterns.
- Personal versus Public Transit travel times and which one was more of a benefit to the user regarding time.
- How data was compiled and analyzed.

[6:12:41 PM](#)

McClelland Power Station Rezone at approximately 1022 East 800 South and 1026 East 800 South - Brad Knoles, representing Rocky Mountain Power and Camarlot Investments LLC, is requesting that the City amend the zoning map for two parcels located at the above listed address. The properties are currently zoned R-2 – Single and Two-Family Residential. The applicant is requesting that these two properties (0.24 acres total) be rezoned to RMF-30 – Low Density Multi-Family Residential in order to accommodate the relocation of an off-site parking facility serving an existing apartment complex on the property directly to the east. The applicant is also proposing to change the existing lot lines so that the parking lot will be located on the same site as the apartment complex. The intent of the proposed rezone is to ensure that zoning is uniform between the existing apartment building and the parking lot that serves that use, and, that the zoning will be consistent with the lot changes proposed. The rezone is also intended to help accommodate a reciprocal access agreement between Rocky Mountain Power and Salt Lake City Public Utilities. The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com.) Case Number PLNPCM2014-00907

Mr. David Gellner, 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 for the petition.

The Commission and Staff discussed the following:

- The boundaries for the proposal.

Mr. Brad Knoles, Rocky Mountain Power, reviewed the petition and why they were requesting the rezone.

The Commission, Staff and Applicant discussed the following:

- The relocation of the parking lot.
- Why the rezone was necessary.
 - The desire was to have the same zoning for the parking lot and the apartment unit when the property exchange was completed.
- The next steps for the proposal.
- The suggested expansion of the substation.
 - It would not be a facility expansion but would allow safe vehicle access to the facility.
- The access to the property if the rezone was approved.
- If the purpose of the rezone was to allow for the property to be redeveloped.
 - Development was not part of the proposal but could possibly happen in the future.
 - It would be difficult to develop the property due to its surroundings.
- The Commission could not base their decision on the possibility of future development.

PUBLIC HEARING [6:26:10 PM](#)

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

MOTION [6:26:49 PM](#)

Commissioner Gallegos stated regarding PLNPCM2014-00907, McClelland Power Station Rezone at 1022 East 800 South and 1026 East 800 South, based on the findings and analysis in the Staff Report, testimony, plans presented and discussion, he moved that the Planning Commission forward a favorable recommendation to the City Council on the proposed Zoning Map Amendment. Commissioner Guilkey seconded the motion. The motion passed unanimously.

[6:27:46 PM](#)

Open Space Zoning Text Amendment - Salt Lake City Mayor Ralph Becker is requesting the City analyze the appropriateness of amending the Zoning Ordinance relating to Open Space regulations. The amendments include text changes that address issues such as varied development standards based on park size, update of the use tables and sign regulations related to park and open space zoning and the functions of parks, golf courses, water treatment facilities and utility structures. Related provisions of Title 21A- Zoning may also be amended as part of this petition. The proposed regulation changes will affect sections 21A.32 Open Space and Natural Open Space Districts, 21A.36 General Provisions, 21A.46 Signs, 21A.62 Definitions and Sections 21A.24,26,27, 3, 32 and 58 Open Space Area of the zoning

ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com.) Case number PLNPCM2010-00406.

Mr. Everett Joyce, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file) and reviewed the next steps for the proposal. He stated Staff was requesting that the Planning Commission table the issue and allow for the plan to be brought back for further review and approval at a future meeting.

The Commission and Staff discussed the following:

- The definition for Open Space Zoning and Natural Open Space Zoning.
- If the buffers along the Jordan River were included in the proposal.
 - Yes, but the City had to be careful because high activity park use was not allowed in the Natural Open Space zoning.
- If the small park lots were in the Parks Master Plan.
 - Staff has collaborated with the Parks and Public Utilities Departments on the plan.
- The structure height in the proposal and if it reflected current facility heights.
- If the proposal would help with the conversion of golf courses into multiuse areas.
 - Yes it could.
- Including the other plans that apply to the proposal in the next presentation.
- The soccer facility and how it fit into the new zoning.
- The name of the proposal was a little deceiving and how it applied to any areas that were not natural open space.
- Purpose statement and land uses that are allowed in the zoning.
- Clarifying the title to clearly outline the purpose.
- How property was designated Open Space or Natural Open Space.
- Why Amphitheaters were added to the Natural Open Space.
 - There are natural amphitheaters in some of the Natural Open Spaces and need to be addressed.
- Signage in the open space areas.
- Having language that stated no structures would be allowed in Natural Open Space areas.
- Clear definition of Natural Open Space.

PUBLIC HEARING [6:54:51 PM](#)

Chairperson Ruttinger opened the Public Hearing.

Ms. Cindy Cromer stated she was on the task force who wrote the open space master plan. She stated there needed to be regulations for historic parks and parks need to be protected. She reviewed the history of the zoning for parks and height restrictions in park areas. Ms. Cromer stated she was opposed to anything that was not very specific about amphitheaters. She gave the history of the Natural Open Space zone and asked to keep the Public Hearing open specifically because a map depicting what was Natural Open Space

and Open Space was not included in the proposal. She urged the Commission to look at the implementation section of the Open Space Master Plan to see what else needed to be done.

Commissioner Drown asked if there were any other specifics, outside of the amphitheatres, that Ms. Cromer could make the Commission aware of.

Ms. Cromer stated the signage and way finding signage would be a good as it was a way to prevent people from getting lost. She stated she was concerned over anything that could be construed as a structure and that the Natural Open Space Zone was conceived as a very restrictive, protected zone. She stated she was opposed to anything that took the City away from that concept.

Mr. George Chapman stated he was against the proposal and it needed to be sent back to the Planning Department for further review. He stated this was open space so why did the City need a fire station or police station there. Mr. Chapman stated a small police station might be appropriate but not a fire station. He stated part of what was driving the petition was the proposed fire station on Forest Dale golf course but the surrounding residences would be impacted. Mr. Chapman stated this was not what a park was for and the public did not want fire stations in the open spaces, they wanted it to be available for everybody to use.

Ms. Judy Short stated she wanted to address the areas in Sugar House outlined in the plan and she thought it was a wonderful idea to expand the urban forest. She would like clarification on the statements regarding funding on a per-capita ratio. Ms. Short stated she supported funding for park maintenance because the parks needed a lot of maintenance. Ms. Short stated Imperial Park was a great example of what could happen when people read the zoning code. She stated she was confused about the open space zoned for new uses because she thought the Forest Dale fire station property would be rezoned to public lands. Ms. Short stated the proposed location of the Forest Dale fire station was an appropriate use of the property as it had never been used for open space activities.

Chairperson Ruttinger stated the Public Hearing would remain open.

The Commission and Staff discussed the following:

- Leaving the Public Hearing open.
- Amphitheatres in open spaces, if guidelines should be created and a map would help clarify the use.
- Clarifying the definition and use of open space.
- Why rezoning open space at the time of development was such an issue versus what was being proposed.
- Reconsider some of the uses in the proposal.
- Definitions of the uses proposed for open spaces in the proposal.
- If the open spaces were for public use only or if a private operator could operate them.

- A historic survey of historic parks and landscapes was in the works.

MOTION [7:15:22 PM](#)

Commissioner Gallegos stated regarding PLNPCM2010-00406, Open Space and Natural Open Space Zoning Districts, he moved to table the petition and keep the Public Hearing open. Commissioner Dean seconded the motion. The motion passed unanimously.

[7:16:09 PM](#)

Park Strip Landscaping - A Request by the City Council to amend the waterwise landscaping code. Planning staff will provide a follow up discussion to additional changes to the landscaping regulations that the Commission reviewed and made a recommendation on February 28, 2015. The follow up will focus on technical changes to the ordinance recommended by the City Attorney's Office. The proposed application is city wide. (Staff contact: Doug Dansie at (801) 535-6182 or doug.dansie@slcgov.com). Case number PLNPCM2014-00194

Mr. Doug Dansie, Senior Planner, stated the petition was previously approved and this was an update on the legal language in the plan and reviewed the changes in the plan.

The Commission and Staff discussed if a Public Hearing was needed.

Ms. Shepard stated this was an information only update.

MOTION [7:19:48 PM](#)

Commissioner Gallegos stated regarding PLNPCM2014-00194, the Park Strip Landscaping Ordinance, he moved to accept the updated language as presented. Commissioner Drown seconded the motion. The motion passed unanimously.

The meeting adjourned at [7:20:22 PM](#)