

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, August 26, 2015

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:43 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 Chairperson James Guilkey; Commissioners Angela Dean, Emily Drown, Michael Gallegos, Michael Fife,Carolynn Hoskins and Andres Paredes. Commissioner Jamie Bowen and Matt Lyon were excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Michaela Oktay, Planning Manager; Doug Dansie, Senior Planner; Molly Robinson, Urban Planner; Tracy Tran, 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: Michael Fife, Carolynn Hoskins, Andres Paredes and Clark Ruttinger. Staff members in attendance were Michaela Oktay and Doug Dansie.

The following site was visited:

- **Westminster College** – Staff gave an overview of the project.

APPROVAL OF THE MINUTES FROM THE AUGUST 12, 2015, MEETING. [5:31:04 PM](#)
MOTION [5:31:16 PM](#)

Commissioner Drown moved to approve the August 12, 2015. Commissioner Hoskins seconded the motion. The motion passed unanimously. Commissioners Gallegos, Guilkey and Dean abstained from voting as they were not present at the subject meeting.

REPORT OF THE CHAIR AND VICE CHAIR [5:31:51 PM](#)

Chairperson Ruttinger stated he had nothing to report.

Vice Chairperson Guilkey stated he had nothing to report.

REPORT OF THE DIRECTOR [5:32:01 PM](#)

Ms. Nora Shepard, Planning Director, stated the City Council approved the ordinance changes to the RMU35 Zone. She reviewed the Enterprise SLC movement, the response from the CED Department and the next steps for the plan.

[5:33:49 PM](#)

Westminster Master Plan & Zoning Amendment & Preliminary Subdivision at approximately 1888 South 1300 East - A request by Curtis Ryan, on behalf of Westminster College, for a Master Plan Amendment, Zoning Amendment and Preliminary Subdivision located at the above listed address. The proposal is to consolidate all of these lots into the overall college campus by changing the master plan, rezoning the property and absorbing the land into a new subdivision plat. The project is located in the R-1/5000 Zoning District, located in Council District 7 represented by Lisa Adams (Staff contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com.) Case numbers PLNPCM2014-00253 PLNPCM2014-00254 PLNSUB2015-00214

Mr. Doug Dansie, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file). He stated Staff was asking the Planning Commission for direction and input on the petition.

The Commission and Staff discussed the following:

- The current use of the buildings and the current zoning for the properties.

Mr. Curtis Ryan, VP of Finance and Administration, introduced Ms. Annalisa Holcombe, Mr. Steve Morgan and Mr. Richard Brockmeyer.

Ms. Holcombe reviewed the number of students and faculty at Westminster, the economic impact of the college and the Master Plan for the facility. Ms. Holcombe reviewed the proposal, how it fit with the Master Plan and the neighborhood. She reviewed the reasoning for the proposal, the process they had followed and reviewed what the additional space would be used for. Ms. Holcombe stated the homes would not be changed dramatically but ADA standards would have to be met.

Mr. Ryan stated passersby would not be able to tell that the homes were not residences and the use of the homes would not detract from the neighborhood.

The Commission and Applicant discussed the following:

- The properties owned by Westminster in the area and what the properties were being used for.
- The capacity of the existing housing and the plans for additional housing.
- If services were available outside of campus for students.

PUBLIC HEARING [5:56:54 PM](#)

Chairperson Ruttinger opened the Public Hearing.

Ms. Judy Short, Sugar House Community Council, stated Westminster did great job with integrating the students in the Community and Neighborhood. She reviewed the community service provided by the students and the friendly atmosphere of the college. Ms. Short reviewed the community outreach for the project and the lack of public

comments on the project. She stated the community supported the proposal and the rezoning as proposed.

Chairperson Ruttinger closed the Public Hearing.

The Commission and Staff discussed the following:

- If the public hearing should be left open and why the presentation was changed from an action item to a briefing.
- If there was additional information the Commission would like before bringing the item back for approval.

MOTION [6:03:09 PM](#)

Commissioner Gallegos made a motion to continue the Public Hearing to a date and time which Staff determined to be the most appropriate to bring the proposal back to the Commission. Commissioner Drown seconded the motion. The motion passed unanimously.

[6:05:30 PM](#)

Downtown Master Plan and Gateway Master Plan Updates -Planning Staff is recommending changes to the Draft Downtown Community Plan that the Planning Commission recommended for adoption on August 27, 2014. Mayor Ralph Becker is proposing an extensive update to the Downtown Master Plan for property located within or near the boundaries of North Temple, 200 East, 1000 South, and Interstate 15. The proposed Downtown Master Plan will replace the existing Downtown Master Plan, Gateway District land Use and Development Master Plan and the Gateway Specific Master Plan. The Planning Commission is required to make a recommendation to the City Council. The City Council will make a decision to adopt, adopt with changes or not adopt the proposed master plan. A copy of the proposed Downtown Community Plan can be found on the project website. A printed copy can be provided by contacting the staff indicated below. The subject property is within Council Districts 3, 4, and 5, represented by Stan Penfold, Luke Garrott, and Erin Mendenhall. (Staff contact: Molly Robinson at (801)535-7261 or molly.robinson@slcgov.com.) Case number PLNPCM2013-00768

Ms. Molly Robinson, Urban Planner, reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff was recommending the Planning Commission forward a favorable recommendation to the City Council regarding the petition.

The Commission and Staff discussed the following:

- The meaning of eco system services.
 - The service that nature provides us, directly to or indirectly to humans and our environment.
- If green ways were an option to create downtown parks.
- Clarifying the language regarding liquor laws under the entertainment section.
- How to best address billboards in the city.

- How something was deemed unsightly.

PUBLIC HEARING [6:38:52 PM](#)

Chairperson Ruttinger opened the Public Hearing.

The following individuals spoke to the petition: Ms. Kristina Robb, Mr. Jason Mathis and Mr. Alan Sullivan.

The following comments were made:

- Salt Lake Gallery Stroll was pleased with the plan but was concerned over growth of Gallery Rocks in different districts.
- Would like to see other visual arts events held downtown.
- The plan set the leadership to promote the downtown galleries.
- The Downtown Alliance supported the plan and was thankful to the Staff that worked on the plan.
- There are other ways the DABC regulates alcohol uses other than how it is outlined in the plan.
- The plan was to have all of downtown be a entertainment area and have more liquor licenses available.
- City Creek Reserve supports the plan and thanked Staff for taking time to listen to the property owners.
- Thankful for the way the plan addressed economic improvement and all modes of traffic.
- Midblock walkways are great but the plan should impose conceptual limitations on midblock walkways in the sense that the City would be required to take into consideration the uses to which the particular block was being developed to instill consistency of a midblock walkway with uses anticipated by the property owner and property ownership of the midblock walkway.
- Love the green loop concept but concerned over North Temple because it is a congested arterial and the green loop should not affect its efficiency.
- The language related to sky bridges should reflect the negotiated agreement put in place when City Creek was developed.

The Commission asked Mr. Mathis discussed the following:

- The Economic Development Plan being integrated with the Downtown Plan.
 - The integration was positive and they were happy that Salt Lake Administration had made the decisions to review the ordinances to determine if the ordinances have a positive or negative impact on the economy.
- If there were concerns over the language regarding Regionalism.
 - Downtown Alliance was happy with the ideas in the plan.
- If the Downtown Alliance was looking to expand to additional sports franchises or if it was basically focused on the Jazz and ESA

- The plan was to focus on the Jazz and ESA. They are in the oldest operating facility in the league and keeping the facility downtown and viable was extremely important.

The Commission and Mr. Sullivan discussed the use and language regarding block 45 and 85.

Chairperson Ruttinger closed the Public Hearing.

The Commission and Staff discussed the following:

- The conceptual plan to connect City Creek to the Jordan River.
 - It was a long term plan and the green loop concept may be a way to accomplish it.
- The prohibition of the sky bridges and what the agreement was with the City.
- The language in the plan that prohibited sky bridges.
 - It was Staff understands that the City Council had the final say over installation and location of sky bridges.
- The process to approve a sky bridge across streets such as State Street and why they were not preferred.
 - Sky bridges can be detrimental to activating streets and are not recommended in urban design.
- Why the City would want more historic districts in the downtown area.
 - The intent was to explore the feasibility of other districts and to protect the historic building stock in downtown.
- How historic districts may help and hinder the development of downtown.
- The street tree canopy goal and the current percentage of coverage.
- Needed to make sure the wording for sports growth did not commit the city to covering the cost of expansion.
 - The Master Plan did not commit the city to funding developments but did promote keeping sports centers downtown.
- The impact the plan may have on the sustainability of Gateway.
- How the plan addressed inactive or vacant properties.

MOTION 7:16:15 PM

Commissioner Gallegos stated regarding PLNPCM2013-00768 Downtown Master Plan and Gateway Master Plan Updates, he moved that the Planning Commission forward a recommendation to the City Council to adopt the Downtown Community Plan 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 subject to the following changes one through three as presented in the Staff Report.

7:16:43 PM

Commissioner Fife asked to make a substitute motion.

Commissioner Fife stated regarding PLNPCM2013-00768 Downtown Master Plan and Gateway Master Plan Updates, he moved that the Planning Commission forward a recommendation to the City Council to adopt the Downtown Community Plan 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 subject to the following changes one and two as listed in the Staff Report. Commissioner Dean seconded the motion.

The Commission discussed the language regarding billboards as outlined in item three and that the motion was to keep the stronger language currently in the plan.

Commissioner Gallegos gave his reasoning behind his motion and the challenges with the billboard industry.

The motion passed unanimously.

[7:20:34 PM](#)

The Commission took a five minute break.

[7:26:09 PM](#)

Northwest Quadrant Master Plan - A request by Mayor Ralph Becket and the Salt Lake City Council to adopt a master plan for the Northwest Quadrant, an area of Salt Lake City that is bounded by I-215 on the west, SR-201 and the City boundary to the south, the city boundary (approx. 8600 West) on the west, and the City boundary on the north. The Northwest Quadrant Master Plan will establish policies for future industrial development in the area and identify natural lands that should be preserved. The Northwest Quadrant is located in Council Districts 1 (represented by James Rogers) and 2 (represented by Kyle LaMalfa). A copy of the draft master plan is available at www.slcgov.com/planning Staff contact: Tracy Tran at (801)535-7645 and tracy.tran@slcgov.com.) Case number PLNPCM2009-00168

Ms. Tracy Tran, Principal Planner, reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff was looking for further input and direction from the Commission.

The Commission and Staff discussed the following:

- If projects that have been approved prior to the plan were grandfathered in.
 - Yes they would be.
- The elevation map and the boundaries on the map.
- Where the landfill was and the amount of fill they would be allowed to add.
- If additional open houses would be held for the proposal.
 - Not a formal Open House but there are ways for the public to give input on the proposal.

- Great improvement to the previous plans.
- Need to include places where cyclists could be accommodated along the I-80 frontage road.
- If the flight path was considered in the plan.

PUBLIC HEARING [7:40:35 PM](#)

Chairperson Ruttinger opened the Public Hearing.

The following individuals spoke to the petition: Mr. Wayne Martinson, Mr. Ella Sorensen, Mr. Jack Ray, Mr. Zack Hartman, Mr. Richard West, Mr. John Birkinshaw and Ms. Shawna Pet.

The following comments were made:

- The proposed plans were much improved.
- Thankful the airport language was removed.
- Trails are a major concern and natural areas should be preserved.
- Bird areas should not be included in any city Master Plan.
- The bird safety design for the plans in the eco industrial area are very much appreciated but the language should be changed to state “they shall be considered”.
- Autubon Society supported the plan and the way it addressed the natural areas.
- Conservation zone was a plus and a buffer was necessary for the protection of the wildlife in the area.
- Wetlands are important to the area and the buffer was essential.
- How the development buffer would affect the water flow in the area.
- Needed to have a bird observatory in the area for people to view the wildlife without trampling the natural areas.
- Keep the property owners in the loop with the plan and allow them to use their property to its fullest.
- Would like the plan moved forward as fast as possible to allow development plans to move forward.
- The use of the land within the Northwest Quadrant was vital to the future of the community.
- The plan was an opportunity to do something with Salt Lake’s Northwest Quadrant and the eco systems to the west.
- Concerned over the impact to North Temple residential areas.
- Need to keep the existing low residential housing in the Fairpark area.

The Commission and Mr. Ray talked about the zero public access to the natural wetlands and the purpose of protecting and preserving the areas

The Commissioners and Mr. Birkinshaw discussed the following:

- Rio Tinto was opposed to the 2009 Plan due to the tailings being next to residences and if those objections still existed.
 - The dust was being managed and the issues with putting humanity next to a mining facility.

- The plan presented an opportunity to locate compatible uses next to the existing uses.
- The location of the Rio Tinto properties.

Chairperson Ruttinger stated the Public Hearing would remain open.

The Commission and Staff discussed the following:

- What would be discussed at the next presentation and the next steps for the plan.
- If a work session should be held to discuss the plan.
 - If the Commission would like to hold a work session that could be scheduled.
 - The amount of work the property owners had done prior to the plan being submitted.
- The airport language that was removed from the plan and the results from it.
- Having language in the plan to identify the possibility airport expansion
- If the Commission wanted to remove the language regarding trails in the subject areas from other Master Plans.
 - Trails do not currently exist in these areas.
 - Would like this area reviewed during the field trip.
- Should have an access point to enjoy what was out there.

The meeting adjourned at [8:13:14 PM](#)