

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, August 28, 2019

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:51 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Maurine Bachman; Vice Chairperson Sara Urquhart; Commissioners Weston Clark,Carolynn Hoskins, Matt Lyon, and Brenda Scheer. Commissioners Amy Barry, Adrienne Bell and Andres Paredes were excused.

Planning Staff members present at the meeting were Molly Robinson, Planning Manager; Paul Nielson, Attorney; David Gellner, Principal Planner; Sara Javoronok, Senior Planner; and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Weston Clark, Carolynn Hoskins, Brenda Scheer and Sara Urquhart. Staff members in attendance were Molly Robinson, David Gellner, and Sara Javoronok.

- **1790 W Associated** – Staff discussed highlights of the proposal.
- **2064 N 2200 W** – Staff gave an overview of rezoning proposal; Commissioner asked about access.
- **1365 W 2300 N** – Staff gave an overview of the site and the proposal; Commissioners asked about the age of the facility.

APPROVAL OF THE AUGUST 14, 2019, MEETING MINUTES. [5:31:33 PM](#)

MOTION [5:31:40 PM](#)

Commissioner Clark moved to approve the August 14, 2019, meeting minutes. Commissioner Scheer seconded the motion. Commissioners Lyon, Clark, and Scheer voted “Aye”. Commissioners Urquhart and Hoskins abstained from voting. The motion passed 3-2.

REPORT OF THE CHAIR AND VICE CHAIR [5:32:07 PM](#)

Chairperson Bachman stated she had nothing to report.

Vice Chairperson Urquhart stated she had nothing to report.

REPORT OF THE DIRECTOR [5:32:13 PM](#)

Molly Robinson, Planning Manager, stated she had nothing to report.

[5:32:25 PM](#)

Zoning Map Amendment at approximately 1790 W Associated Ave - Richard Reese, representative of the property at approximately 1760 and 1790 W Associated Avenue, has

requested a zoning map amendment from CC (Corridor Commercial) to M-1 (Light Manufacturing). The property has existing structures and storage area. The applicant anticipates expanding the existing manufacturing use on the site, which is non-conforming with the current zoning. The property is in Council District 2, represented by Andrew Johnston. (Staff contact: Sara Javoronok at (801) 535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2019-00540**

Sara Javoronok, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a recommendation of approval to the City Council.

Richard Reese, applicant, provided additional information.

PUBLIC HEARING [5:37:16 PM](#)

Chairperson Bachman opened the Public Hearing; seeing no one wished to speak; Chairperson Bachman closed the Public Hearing.

MOTION [5:37:48 PM](#)

Commissioner Scheer stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed Zoning Map Amendment, file PLNPCM2019-00540, proposed zone change from CC (Corridor Commercial District) to M-1 (Light Manufacturing District) in order to allow for an expansion of the existing manufacturing use on site, which is nonconforming with the current zoning.

Commissioner Hoskins seconded the motion. Commissioners Lyon, Clark, Urquhart, Hoskins, and Scheer voted “Aye”. The motion passed unanimously.

[5:38:58 PM](#)

Zoning Map Amendment at approximately 2064 N 2200 W and 2066 N 2200 W - Kevin Collotzi, property owner, is requesting to amend the existing zoning for four (4) parcels located at approximately 2064 N 2200 W and 2066 N 2200 W respectively. The proposed change is from the AG-2 (Agricultural) to the M-1 (Light Manufacturing) zoning district. The amendment is to implement the master plan zoning and to accommodate future development of the property. No specific site development proposal has been submitted at this time. The property is located within Council District 1, represented by James Rogers. (Staff contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2019-00431**

David Gellner, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification of Inland Port overlay and application to this property
- Conditional Use process and definition

Kevin Collotzi, applicant, provided further details regarding his request.

PUBLIC HEARING [5:55:30 PM](#)

Chairperson Bachman opened the Public Hearing;

Dorothy Owen, Chairperson for West Point Community Council – Raised concern with the zoning change process and stated she would like the Commission to consider the precedence that is being set with approving the zone change.

Denise Payne – Raised concern with losing agricultural property. She also raised concern the wildlife disappearing, truck traffic and pollution.

Alma Mendoza – Raised concern with loss of agricultural land and livestock in the area.

Sean Johnson – Contiguous property owner. Encouraged the zone change. The area for the rezone is surrounded by BP and M-1 so keeping it makes so keeping it makes no sense. This would help to create a continuous zone.

Seeing no one else wished to speak; Chairperson Bachman closed the Public Hearing.

The Commission and Staff further discussed the following:

- Clarification on how many AG-2 Districts are still in the area
- Standards of the zone change
- Clarification as to why BP zone is included

MOTION [6:13:10 PM](#)

Commissioner Urquhart stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed Zoning Map Amendment, file PLNPCM2019-00431 for the properties located at 2064 N 2200 W and 2066 N 2200 W, proposed zone change from the AG-2 (Agricultural) zoning district to the M-1 (Light Manufacturing) zoning district.

Commissioner Lyon seconded the motion. Commissioners Hoskins, Urquhart, Clark, and Lyon voted “Aye”. Commissioner Scheer voted “Nay”. The motion passed 5-1.

[6:15:26 PM](#)

Salt Lake City Water Reclamation Facility Conditional Use for a New Sewage Treatment Plant at approximately 1365 W 2300 N

- Jason Brown, Chief Engineer with Salt Lake City Department of Public Utilities is requesting Conditional Use approval for a new Salt Lake City Water Reclamation Facility (sewage treatment plant) to be located at 1365 W 2300 N in the M-1 Light Manufacturing zoning district. The proposal is for the replacement of the existing facility which was constructed in the 1960s and is nearing the end of its service life. The new sewage treatment plant will consist of numerous structures including an administration building, maintenance facility, storage buildings, pump stations, electrical generation building, laboratory

and various other structures related to the operation of the facility. The new facilities will be built in stages over an approximately 5-year construction period on the 113-acre site as existing facilities are decommissioned and demolished. The property is located within Council District 1, represented by James Rogers. (Staff contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2019-00526**

David Gellner, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the Conditional Use.

Laura Briefer, Director of Salt Lake City Public Utilities and Jason Brown, Chief Engineer, provided further detailed information and a presentation regarding the proposal.

The Commission and Applicant discussed the following:

- Whether there will be a visitor center that is appropriate for children
- Public access to the wetlands demonstration areas
- Whether there will be parking for school buses

PUBLIC HEARING [6:29:16 PM](#)

Chairperson Bachman opened the Public Hearing; seeing no one wished to speak; Chairperson Bachman closed the Public Hearing.

MOTION [6:30:10 PM](#)

Commissioner Clark stated, based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Planning Commission approve the requested Conditional Use application PLNPCM2019-00526 – Conditional Use for a New Salt Lake City Water Reclamation Facility/Sewage Treatment Plant to be located at 1365 W 2300 N subject to conditions 1 and 2 listed in the staff report.

Commissioner Lyon seconded the motion. Commissioners Scheer, Hoskins, Urquhart, Clark and Lyon voted “Aye”. The motion passed unanimously.

The meeting adjourned at [6:32:45 PM](#)