

CANCELED
SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA Amended
In Room 326 of the City & County Building
451 South State Street
Wednesday, November 13, 2013, at 5:30 p.m.

The field trip is scheduled to leave at 4:00 p.m.

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR OCTOBER 23, 2013

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING(S)

Administrative Matters

1. **Eco Lofts Apartments at approximately 440 South 900 East** - Jeff Lonardo of Method-Studio Architects, representing Salt Lake City Housing Authority, requests approval from the city to develop a mixed use (retail / residential) 74-unit apartment project located at the above address. The proposed building would be located further from the street than is required. Currently the land is occupied by the vacant old Kiwanis Club community center building, and the property is zoned TSA-UN-C (Transit Station Area Urban Neighborhood Core). This type of project must be reviewed as a Planned Development. The subject property is within Council District 4 represented by Luke Garrott. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com. Case number PLNSUB2013-00528).
2. **Westphal Height Special Exception at approximately 488 North 'H' Street** - Jeremy Westphal (owner) is requesting approval from the City for a recently constructed attached deck that would not comply **WITHDRAWN** e above listed address. The property is zoned SR-1A (Special De **WITHDRAWN** his type of request must be reviewed as a special exception. The subject property is within Council District 3, represented by Stan Penfold. The (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com. Case number PLNPCM2013-00378).
3. **Mitchell Unit Legalization at 24 N. Wolcott** - Mr. Howell and Mrs. Cecelia Mitchell are requesting approval from the City to legalize a second residential dwelling unit in a single-family dwelling at the above listed address and is zoned R-1/5,000 Single-Family Residential. This type of project must be reviewed as a Special Exception. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact John Anderson at (801) 535-7214 or john.aderson@slcgov.com Case number PLNPCM2013-00652).

Legislative Matters

4. **SITLA Rezone and Master Plan Amendment at approximately 1750 S 5600 West** - Natomas Meadows, LLC is requesting approval from the City to develop a three lot industrial development at the above listed address. Currently the land is vacant. This type of project requires that the master plan be amended from Open Space land use to Industrial land use and that the property be rezoned from OS Open Space to M-1 Light Manufacturing. Although the Applicant has requested that the property be rezoned to the M-1 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is located within Council District 2, represented by Kyle LaMalfa. (Staff contact: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com. Case number PLNPCM2013-00767).
5. **Projecting Signs Text Amendment** - The Salt Lake City Council is requesting a change to the sign regulations in the Sugar House Business Districts (CSHBD1 and CSHBD2) to allow individual storefronts to have projecting signs. Other related provisions of Title 21A – Zoning may also be amended as part of this petition. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com. Case number PLNPCM2013-00739).
6. **West Salt Lake Master Plan** - A request by Mayor Ralph Becker to do a comprehensive review and update of the West Salt Lake Master Plan. The Master Plan guides the future development of the area between I-80 and SR201 and I-15 and I-215. The update to the West Salt Lake Master Plan will include land use and development policies that will help the Planning Commission and City Council make land use decision, formulate budgets and make future administrative and legislative decision regarding the described area. The Planning Commission seeks public input on the draft master plan prior to making a recommendation to the City Council at a later date. (Staff contact: Nick Britton at 801-535-6107 or nick.britton@slcgov.com. Case number PLNPCM2010-00656).

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance of the hearing in order to attend. Accommodations may include alternate formats, interpreters and other auxiliary aids. This is an accessible facility. For questions, requests or additional information, please contact the Salt Lake City Planning Office at: 801-535-7757/TDD 801-535-6220. Appeal of Planning Commission Decision- Any person adversely affected by a final decision of the planning commission may appeal the decision by filing a written appeal with the appeals hearing officer within ten (10) calendar days following the date on which a record of decision is issued.