

**SECOND AMENDED SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, December 11, 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. [Levinzon Fence Special Exception at approximately 1600 East Tomahawk Dr](#) - Gene Levinzon is requesting approval from the City for a fence that would exceed the height limits for fences in the front yard at the above listed address. **POSTPONED** R-2 and FR-3 (Foothill Residential Districts). This type of request must be reviewed. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com.) Case number PLNPCM2013-00834.
2. [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 that 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.
3. [Gordon Unit Legalization at 2316 S 1800 East](#) - Ms. Melanie Gordon is requesting approval from the City to legalize a second residential dwelling unit in a single-family dwelling at the above listed address that is zoned R-1/7,000 Single-Family Residential. This type of project must be reviewed as a Special Exception. The subject property is within Council District 3, represented by Søren Simonsen. (Staff contact: Michael Maloy at (801) 535.7118 or michael.maloy@slcgov.com.) Case number PLNPCM2013-00698.
4. [Alta Gateway at approximately 108 South 500 West](#) - WP West Acquisitions LLC is requesting approval from the City to develop a 264 unit apartment building that would be approximately 50 feet tall, with an enclosed parking structure containing 459 parking spaces and a mid block walk way along the west property line. Currently there are two warehouse buildings on site that would be removed as part of this petition. The property is zoned Gateway Mixed Use (G-MU). All new construction in the G-MU zoning district requires Planned Development review. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com.) Case number PLNSUB2013-00824
5. [Seasons at Denver St Apartments at approximately 448 E 400 S](#) - Applicant LHR, Inc, represented by Paul Willie, is requesting Planned Development approval for a six level 92 unit apartment building that will include two levels of parking. Planned Development approval is requested for reduction of the rear yard setback. The required rear yard setback is 25 feet and the applicant proposes a five foot setback to accommodate the proposed development. Currently the land is used for an office building and a separate parking structure. The property is zoned Transit Station Area Urban Neighborhood (Core)TSA-UN-C. 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: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com). Case number PLNSUB2013-00813.
6. [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 permitted due to an easement along the front property line. Currently the land is occupied by the vacant Kiwanis Club community center building. The property is zoned Transit Station Area Urban Neighborhood (Core) 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.

Legislative Matters

7. **SITLA Zoning Map 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 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.
8. **Jordan Canal Master Plan and Zoning Map Amendments at approximately 1226 South 1100 East** - this petition initiated by Mayor Ralph Becker would change the Future Land Use Map in the Central Community Master Plan and change the zoning on the parcel. The land is currently vacant and a change in master plan and zoning would facilitate the future development of the property. Consideration may be given to rezoning the property to another zoning district with similar characteristics. . The subject property is within Council District 5, represented by Jill Remington Love. The (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com .)
 - a. **Central Community Master Plan Amendment** - the proposal would modify the Central Community Master Plan future land use map by changing the designation from Low Density Residential to Neighborhood Commercial. (PLNPCM2013-00797)
 - b. **Zoning Map Amendment** - The proposed zoning map amendment would change the zoning from residential (R-1/5,000 Single Family Residential) to commercial (CN Neighborhood Commercial). If approved, the change would facilitate a commercial development of the subject property and the adjacent property at 1234 South 1100 East. In order to accomplish this, an amendment to the Salt Lake City Zoning Map must be made. (Case number PLNPCM2013-00799).
9. **300 South Right-of-Way Reduction** - The Redevelopment Agency of Salt Lake (RDA) is requesting approval from the City to reduce the width of 300 South between 500 and 600 West. The right-of-way would be reduced from approximately 132' to 85' in width. If approved, the parcels of land created by the closure would be sold at their market value to the RDA. This type of project must be reviewed as a Street Closure. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com.) Case number PLNPCM2013-00882.
10. **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.
11. **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.