

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, October 22, 2014, at 5:30 p.m.
(The order of the items may change at the Commission's discretion.)

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. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

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

APPROVAL OF MINUTES FOR OCTOBER 8, 2014

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Administrative Matters

1. **Third Avenue Bistro Special Exception at approximately 564 E Third Avenue** - Jude Rubadue is requesting approval from the City to develop an outdoor dining patio that is less than 500 square feet in area in the side yard at the above listed address. Currently the land is used for a nonconforming restaurant and the property is zoned, Special Development Pattern Residential (SR-1A). 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: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com.) Case number PLNPCM2014-00529.
2. **Kingfisher Planned Development at approximately 1270 S. 1100 East** - Rob White of Sugar House Architects is requesting approval for a new mixed use building that is 25 feet tall with an additional projection for a stairway accessing the roof at the above listed address. A total of 22 parking spaces will be located on the site. Currently the site is vacant and the property is zoned Neighborhood Commercial (CN). The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com.)
 - a. **Planned Development** - In order to build the project noted above, a Planned Development is required to allow reduced setbacks for the building and landscaping and to allow the parking next to the building instead of behind the building. Case Number PLNSUB2014-00547.
 - b. **Special Exception** - In order to allow outdoor dining within a required yard area between the building and sidewalk, approval of a Special Exception is required. Case Number PLNPCM2014-00647.
3. **Kilby Court Brewery at approximately 316 West 700 South** - Architect Kent Rigby representing Alvie Carter, property owner, is requesting approval from the City to develop a microbrewery in the existing building (phase 1) and expand the existing the building (phase 2) at the above listed address. Currently the building is vacant and the property is zoned Downtown Support District (D2). This type of project must be reviewed as a Conditional Use. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Tracy Tran at (801) 535-7645 or tracy.tran@slcgov.com.) Case number PLNPCM2014-00494.

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.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.