

**AMENDED SALT LAKE CITY PLANNING COMMISSION
MEETING AGENDA
Pioneer Precinct
1040 W 700 S, Salt Lake City, Room B
Wednesday, February 12, 2014, 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 C of the Pioneer Precinct Building.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN CLASS ROOM B
APPROVAL OF MINUTES FOR JANUARY 8 AND 22, 2014
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR
PUBLIC HEARING(S)

Legislative Matters

1. **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 and includes the Glendale and Poplar Grove Neighborhoods. 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 decisions 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.
2. **9 Line Corridor Master Plan** - A request by Mayor Ralph Becker to create a master plan for the 9 Line Corridor. The Master Plan guides the future development of the 9 Line Corridor which is located at approximately 900 South from 200 West to approximately Redwood Road. The 9 Line Corridor Master Plan will include strategies and policies which will guide the eventual development of the spaces and amenities adjacent to the existing paved trail. It will also include an implementation plan to develop a framework on how this development should occur. The Planning Commission seeks public input on the draft master plan prior to making a recommendation to the City Council at a later date. The corridor is located in Council District 5 represented by Erin Mendenhall, Council District 4 represented by Luke Garrott and Council District 2 represented by Kyle LaMalfa (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com). Case number PLNPCM2014-00004.
3. **289 N. Almond Street Zoning Map Amendment** – Garbett Homes is requesting approval from the City to develop nine (9) townhomes and twenty (20) condominium units on the property located at approximately 289 N. Almond Street. Currently, the land is vacant and is zoned RMF-45 (Moderate/High Density Multifamily Residential). This project requires zoning map amendment and street closure reviews. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com) Case numbers PLNPCM2013-00920 and PLNPCM2014-0000.
 - a. **Zoning Map Amendment** - In order to build the project noted above, a Zoning Map Amendment is required to amend a development agreement that was executed on the subject property in May 1997. As a part of this zoning amendment process, the applicant will be asking for amendments to said development agreement (primarily concerning parking), and the relaxation of two development standards, to include setback modification and grade change. Case number PLNPCM2013-00920.
 - b. **Street Closure** - The applicant is requesting that the City close the eastern portion of West Temple Street where it splits just south of 300 North. The western split portion of West Temple Street would remain open allowing access from 300 North. The landscape “island” that is currently bound by the fork split in West Temple Street and 300 North would eventually become part of Garbett’s development and remain as landscaped area and on-street parking spaces. Case number PLNPCM2014-00001.

Administrative Matters

4. **Gold's Gym Conditional Use** -Rachel McKenzie, architect for Gold's Gym, is requesting a Planned Development to remodel an existing unoccupied building (approximately 13,300 sq ft) located within Brickyard Plaza at 1172 E. Brickyard Rd. The remodel will include a new entrance façade on the west side and an approximate 8,000 square foot expansion towards the east into the existing courtyard space between the existing Zurcher's and Kohl's Buildings. This property is located within the CS (Community Shopping) zoning district and in City Council 7, represented by Lisa Ramsey Adams. (Staff contact: Katia Pace, (801) 535-6354, or katia.pace@slcgov.com) Case number: PLNPCM2013-01002.
- ~~5. **4552 W 150 South Surplus Property Request** –The City Administration is proposing to declare property located at approximately 4552 W 150 South as surplus. The property is part of an existing parcel at 4600 W 700 South. The City Administration intends to exchange the property for adjacent properties located at approximately 4252 W 700 South. It is the intention of the Administration that the exchange of property will be of equal value, as the parcels will be of equivalent size. The Planning Commission is required to hold a public hearing for these types of requests. The subject property is located in the M-1 (Light Manufacturing) zoning district in Council District 2, represented by Kyle LaMalfa. (Staff Contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com). Case number PLNPCM2014-00011.~~
5. **4552 W 150 South Surplus Property Request**- The City Administration is proposing to declare surplus property located at approximately 4552 W 150 South. The property is part of an existing parcel at 4600 W 700 South. The City Administration intends to exchange the property for adjacent properties located at approximately 4252 W 700 South. It is the intention of the Administration that the exchange of property will be of equal value. Given the similarities between the properties, the parties do not believe that appraisals of the parcels would be necessary in order to close the proposed transaction. The Planning Commission is required to hold a public hearing for these types of requests. The subject property is located in the M-1 (Light Manufacturing) zoning district in Council District 2, represented by Kyle LaMalfa. (Staff Contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com. Case number PLNPCM2014-00011.)

Briefings

6. **Downtown Master Plan** – As part of the planning process for the Downtown Master Plan, planning staff will brief the Planning Commission on the public engagement process; state of the Vision, Principles, and Goals; and next steps. (Staff contact: Molly Robinson at (801) 535-7261 or molly.robinson@slcgov.com)
7. **Mid-block Walkways** – Planning staff will brief the Planning Commission on the status of the Mid-block Walkways project, including Design Guidelines for Mid-block Walkways, request comment on the draft, and discuss how the Guidelines will be adopted as part of the Downtown Master Plan process. (Staff contact: Molly Robinson at (801) 535-7261 or molly.robinson@slcgov.com)

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.