

**AMENDED SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, February 26, 2013, at 5:30 6:00 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.

- **Training Session**
 - Planning Commission Policies and Procedures
 - Master Plans

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 6:00 PM IN ROOM 326

APPROVAL OF MINUTES FOR FEBRUARY 12, 2014

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING(S)

Briefing

1. **Bicycle and Pedestrian Master Plan** – As part of the planning process for the Bicycle and Pedestrian Master Plan, staff from the Transportation and Planning Divisions will brief the Planning Commission on the status of the plan, the public engagement process, the organization and content of the plan and the remaining steps for its finalization. (Staff contact: Nick Britton at (801) 535-6107 or nick.britton@slcgov.com)

Unfinished Business

2. **Century Link ground mounted utility box Conditional Use Request at approximately 503 E. First Avenue** - Ralph Vigil, representing CenturyLink, requested approval from the City for a ground mounted utility box in the public right-of-way at the above referenced address. On October 23, 2013 the Planning Commission denied the Conditional Use request. The applicant appealed that decision to the Appeals Hearing Officer. On January 13, 2014, the Appeals Hearing Officer's reversed the Planning Commission's decision and approved the conditional use. He also remanded this issue back to the Planning Commission to consider reasonable conditions that may be imposed on the use to mitigate reasonably anticipated detrimental effects as per the Salt Lake City Zoning Ordinance. The subject property is within the RMF-35 (Moderate Density Multi-Family Residential) zoning district. The site is located in Council District 3 represented by Stan Penfold. (Staff contact: Michaela Oktay at (801) 535-6003 or michaela.oktay@slcgov.com). Case number PLNPCM2013-00319

~~2. **Century Link High Ground Mounted Utility Box Conditional Use Request, at approximately 503 E. First Avenue** – Ralph Vigil, representing CenturyLink, requested approval from the City for a ground mounted utility box in the public right-of-way. On October 23, 2013 the Planning Commission denied the request at a public hearing. The applicant appealed the decision of the Planning Commission to the Appeals Hearing Officer in petition PLNAPP2013-00914, and the appeal was heard on January 13, 2014. The Appeals Hearing Officer's Decision was to reverse the Planning Commission's denial of the conditional use request and remand the issue back to the Planning Commission for their review. The Planning Commission will review the issues and consider reasonable conditions that may be imposed on the use to mitigate reasonably anticipated detrimental effects as per the zoning ordinance standards. The subject property is within the RMF-35 (Moderate Density Multi-Family Residential) zoning district. The site is located in Council District 3, represented by Stan Penfold. (Staff contact: Michaela Oktay at (801) 535-6003 or michaela.oktay@slcgov.com). Case Number PLNPCM2013-00319.~~

Administrative Matters

3. **Broadway Park Lofts Conditional Building and Site Design Review for Additional Height at approximately 360 West 300 South** - Warren Lloyd, representing Clearwater Homes and a potential purchaser, is requesting conditional building and site design approval from the City for additional height on the existing structure located at 360 West 300 South. The proposal is to alter the function of the stairway exit to provide an expanded roofline to provide more shading and a rooftop porch. The building is already constructed with stair exits onto the roof/patio. Elevator bulkheads, stair exits and flagpoles, etc. are exempt from the height restrictions. The height is not actually increasing beyond the height of the stairway exit, however since the exit is being used for purposes beyond the scope of the height exception, it is being routed through the building and site design review process. The building is located in the D-3 (Downtown Warehouse/Residential) District. Buildings are allowed to be seventy five feet (75') tall. Buildings taller than seventy five feet (75') but less than ninety feet (90') may be authorized through the conditional building and site design review process, provided the additional height is supported by the applicable master plan, the overall square footage of the buildings is greater than fifty percent (50%) residential use. Currently the land is being developed as a residential mixed-use property including live/work spaces with retail business on the ground level. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Doug Dansie at (801) 535-6182 or doug.dansie@slcgov.com.) Case number PLNPCM2014-00006.

4. [McClelland Court Planned Development and Preliminary Subdivision at approximately 1019 East 2700 South](#) - Ivory Development, LLC. is requesting approval from the City to develop a three lot planned development subdivision at the above listed address. Currently the land is used for a single-family residence and the property is zoned R-1/7000 (Single Family Residential District). This type of project must be reviewed as a planned development and minor subdivision. The subject property is within Council District 7, represented by Lisa Adams. (Staff contact: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com.)
 - a. **Planned Development** - A request for a three lot development with lots that do not front a public street that are accessed through a shared driveway. The request is also for a modification to the zoning standards required for the front yard setback for Lot 1 fronting on 2700 South Street and for the rear yard setback and tandem parking for Lot 2 which is retaining an existing single family residence. Case number PLNSUB2013-00407.
 - b. **Minor Subdivision** - A request to subdivide a 0.52 acre lot into three single family lots. Case number PLNSUB2013-00752.
5. [Butcher Conditional Use at approximately 920 S Gale St](#) - Lisa Butcher is requesting approval from the City to develop an impound lot at the above listed address. Currently the land use is a vacant residential structure and the property is zoned CG (General Commercial). This type of project must be reviewed as a conditional use. The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com.) Case number PLNPCM2013-00992.

Legislative Matters

6. [Surplus Property Declaration at approximately 1226 S 1100 East](#) - Ryan McFarland, Salt Lake City Real Property Manager is requesting approval from the City to declare approximately 896 square feet of Public Utilities Department-owned property as surplus to allow the property to be conveyed to the abutting property owner at 1234 S 1100 East. The lot owned by the Public Utilities Department is vacant and is traversed by the Jordan and Salt Lake Canal. The declaration of surplus property is for the southern portion of the lot and will not impact the use or maintenance of canal. The property is zoned as R-1/5,000 (Single Family Residential). This type of project must be reviewed as a Surplus Property petition. The subject property is located in Council District #5, represented by Erin Mendenhall. (Staff contact: Joel Paterson at (801) 535-6141 or joel.paterson@slcgov.com.) Case number PLNPCM2014-00008.
- ~~6. [Surplus Property Declaration at approximately 1226 S 1100 East](#) - Mayor Ralph Becker is requesting approval from the City to declare Public Utilities Department-owned property as surplus to allow the property to be conveyed to the abutting property owner to allow commercial access across the property. The land is currently vacant and is traversed by the Jordan and Salt Lake Canal. The property is zoned as R-1/5,000 (Single Family Residential). This type of project must be reviewed as a Surplus Property petition. The subject property is located in Council District #5, represented by Erin Mendenhall. (Staff contact: Joel Paterson at (801) 535-6141 or joel.paterson@slcgov.com.) Case number PLNPCM2014-00008.~~
7. [Sugar House Streetcar Surplus Property at approximately 968 East Sugarmont Drive](#) - Mayor Ralph Becker is requesting approval from the City to declare city-owned property as surplus and remove the property from the Open Space Lands Program. The land is commonly known as the Fairmont Park Tennis Courts and is currently used as a community garden and community center and the property is zoned as OS (Open Space). This type of project must be reviewed as a Surplus Property petition. The subject property is located in Council District #7, represented by Lisa Ramsey Adams. (Staff contact: Maryann Pickering at (801) 535-7660 or maryannpickering@slcgov.com.) Case number PLNPCM2014-00003.
8. [Chen Rezone at approximately 878-880 West 200 North](#) - Li Chen is requesting approval from the City to rezone the subject property in order to eliminate the legal nonconforming status of an existing business. Currently the land accommodates both a business and residence. This type of project requires the property be rezoned from R-1-7000 (Single-Family

POSTPONED

 Small Neighborhood Business). Although the applicant has requested that the property be rezoned to an NB 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: Janice Lew at (801) 535-7625 or janice.lew@slcgov.com.) Case number PLNPCM2013-00942.
9. [Zoning Ordinance Fine Tuning for Fences, Park Strips, TSA and R-MU Setbacks](#) - A request by Mayor Ralph Becker to make minor clarifying amendments to four items in the City's zoning ordinance: namely front yard fence height in non-residential districts, rear yard building setbacks in the TSA and R-MU districts and concrete pads in park strips for bus stop shelters and bike share stations. The proposed amendments will generally affect sections 21A.40.120 Regulations of Fences, Walls and Hedges; 21A.24.170 R-MU Residential/Mixed Use district; 21A.26.078.G TSA Transit Station Area district development standards. Related provisions of Title 21A Zoning may also be amended as part of this petition. The area affected by these changes is city-wide. (Staff contact: Casey Stewart at (801) 535.6260 or casey.stewart@slcgov.com.) Case number PLNPCM2013-00291.

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.