

**AMENDED SALT LAKE CITY  
PLANNING COMMISSION  
MEETING AGENDA  
In Room 326 of the City & County Building  
451 South State Street  
Wednesday, March 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 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 FEBRUARY 12, 2014, FEBRUARY 26, 2014  
REPORT OF THE CHAIR AND VICE CHAIR  
REPORT OF THE DIRECTOR**

**Unfinished Business**

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](mailto:nick.britton@slcgov.com).) Case number PLNPCM2010-00656. **This is a public hearing and the Planning Commission will take additional public comment.**
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 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](mailto:john.anderson@slcgov.com)). Case number PLNPCM2014-00004. **This is not a public hearing. The public hearing was closed by the Planning Commission on February 12, 2014.**

**PUBLIC HEARING(S)**

**Administrative Matters**

3. **1400 South Apartments Planned Development**-Adam Lankford representing Wasatch Advantage Group is requesting Planned Development approval to allow the construction of a multi-family residential project at approximately 247 West 1400 South. The project includes 251 units in 4 separate buildings. The applicant is requesting that the Planning Commission allow the buildings to be constructed without fronting on a public street as is required. A development that includes multiple buildings that do not front on a public street must be reviewed as a planned development. Currently the land is vacant and the property is zoned CG General Commercial District. The subject property is located within Council District 5 represented by Erin Mendenhall. The (Staff Contact: John Anderson at (801) 535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)). Case number PLNSUB2013-00997
4. **Volunteers of America Youth Center at approximately 888 South 400 West Street** - Hannah Vaughn, MHTN Architects, in behalf of Volunteers of America, is requesting approval to operate an emergency youth homeless shelter within a youth center at the above listed address. Currently the land is vacant and the property is zoned CG General Commercial District. 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: Michael Maloy at (801)535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com)). Case number PLNPCM2013-00916

5. **[Home 2 Suites Conditional Use and Conditional Building and Site Design Review at approximately 2350 South Foothill Drive](#)** – The applicant is requesting approval from the City to develop a 98 room hotel that will be approximately 35 feet high with 64 parking spaces at the above listed address. Currently the land is used for a commercial building which will be removed as part of this request. The subject property is within Council District #7, represented by Lisa Ramsey Adams. (Staff contact: Maryann Pickering at (801) 535-7660 or [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)).

  - a. **Conditional Use** - In order to build the project noted above, a conditional use is required to allow a hotel use in the CB (Community Business) zoning district. Case number PLNPCM2013-00963
  - b. **Conditional Building and Site Design Review and Planned Development** - In order to build the project noted above, a conditional building and site design review application is required to increase the height of the hotel. The CB zoning district allows heights up to 35 feet through the Conditional Building and Site Design Process. Case number PLNPCM2013-00964

## **Legislative Matters**

6. **[PLNPCM2014-00016 City Ordinance Changes relating to the Consolidated Fee Schedule](#)** - A request by Mayor Ralph Becker for a zoning text amendment to ensure the City Code allows for fees to be charged for all of the various types of applications that the Planning Division processes. The amendments will affect various sections of the Zoning Ordinance as well as changes to Title 2 relating to surplus property and street closures and Title 18 relating to fences. Other changes are proposed that will ensure consistent language is used for similar types of processes as well as change to clarify language where necessary. Related provisions of the City Code may also be amended as part of this petition. (Staff contact: Cheri Coffey at (801) 535-6188 or [cheri.coffey@slcgov.com](mailto:cheri.coffey@slcgov.com)). Case number PLNPCM2014-00016
7. **[Text amendment to allow Assisted Living Facilities in the CSHBD District](#)** - Lyle Beecher, representing Aabir Malik, is requesting the City adopt new zoning regulations in order to allow Assisted Living Facilities in the CSHBD Zoning District. The proposed regulation changes will affect sections 21A.33.030 Table of Permitted and Conditional Uses for Commercial Districts of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Everett Joyce at (801) 535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com)). Case number PLNPCM2014-00027.

*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](http://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](http://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.*