

**AMENDED SALT LAKE CITY PLANNING COMMISSION
MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, May 28, 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 MAY 14, 2014

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Administrative Matters

1. **Morton In-line Addition at approximately 2568 S Filmore** - Dave Webster, representing the property owner, Chad Morton, is requesting an in-line addition to an existing residential building which does not currently comply with the required front yard setback. The applicant is specifically requesting an addition to the north side of the building which would contain a two car garage on the lower level with additional living space above. The property is in the R-1/7000 zoning district. This type of project must be reviewed as a special exception. The subject property is within Council District 7, represented by Lisa Ramsey Adams. (Staff contact: Chris Lee at (801) 535-7706 or christopher.lee@slcgov.com.) Case number: PLNPCM2014-00195

2. **Wilmington Mixed Use Development at approximately 1202 E. Wilmington Avenue** - Lynn Woodbury of Woodbury Corporation, is requesting Conditional Building & Site Design Review to construct a mixed-use development consisting of street level retail, senior housing, and associated parking. Mr. Woodbury is also requesting Planned Development approval for the relaxation of certain required zoning standards related to increased building setback height, and a partial elimination of "active" uses at the street level. Finally, Mr. Woodbury is requesting Special Exception approval for increased building height. The subject property is zoned CSHBD-1 (Sugar House Business District) and is located in Council District 7 represented by Lisa Ramsey Adams. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com.) Case numbers PLNPCM2014-00137, PLNPCM2014-00287 & PLNSUB2014-00138
 - a. **Conditional Building & Site Design Review** - In order to build the above referenced project, Conditional Building & Site Design Review is required per Zoning Ordinance Section 21A.26.060(D) - Sugar House Business District Zone. The project exceeds fifty feet in building height and exceeds 20,000 square feet in floor area. Case number PLNPCM2014-00137
 - b. **Planned Development** - In order to build the above referenced project, the applicant is also requesting Planned Development approval for the relaxation of required zoning standards related to increased building setback height (from 30' to 40') and a partial elimination of "active" uses at the street level. Case number PLNSUB2014-00138
 - c. **Special Exception** - In order to build the above referenced project, the applicant is also requesting Special Exception approval for increased building height. The maximum building height allowed by Zone is 105'. The applicant is requesting a building height of 115'. Case number PLNPCM2014-00287

3. **Bishop Place Preliminary Subdivision, Planned Development, and Zoning Map Amendment at approximately 432 N 300 West** - John Maxim, representing International Real Estate Solutions, is requesting approval from the City to develop a thirteen (13) lot subdivision at the above listed address, including all properties that abut the east of the address. Currently the land is occupied by nine (9) vacant single family lots, one (1) occupied single-family home, and two (2) vacant parcels. This type of project requires Planned Development, Preliminary Subdivision, and Zoning Amendment review. The subject properties are zoned RMF-35 (Multifamily Residential) and SR-3 (Special Development Pattern Residential) and are located within Council District 3 represented by Stan Penfold. (Staff contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com.) Case numbers PLNSUB2014-00019, PLNSUB2014-00020, & PLNPCM2014-00021.
 - a. **Preliminary Subdivision**- In order to build the project noted above, a preliminary subdivision is required to dedicate Bishop Place as a public right-of-way and divide existing properties. Bishop Place currently exists as a private right-of-way and is not maintained by the City. This request will require that the street and associated public utilities be brought up to current City standards. Certain aspects of the proposed subdivision are being modified by the associated Planned Development review. Case number PLNSUB2014-00019

- b. **Planned Development-** In order to build the project noted above, a Planned Development is required to modify certain standards of the zoning ordinance, including setbacks, lot coverage, and lot size, as well as certain subdivision standards. The purpose of the zoning modifications is to allow for expansions to revitalize the existing vacant homes and better accommodate potential residents, while preserving the historic features of the homes. The proposed subdivision standard modifications are related to street design and are due to the limited street width available between the existing historic homes. Case number PLNSUB2014-00020
- c. **Zoning Map Amendment-** In order to build the project noted above, the applicant is requesting to rezone 432 North 300 West from RMF-35 (Multifamily Residential) to SR-3 (Special Development Pattern Residential.) The applicant is proposing to convert the existing structure into a twin home. This would exceed the density limitation for the current RMF-35 zone. A zoning map amendment to SR-3 would allow for the proposed density. Although the applicant has requested that the property be rezoned to the SR-3 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. The proposed regulations can be found at <http://www.slcgov.com/node/1081>. Case number PLNPCM2014-00021

Legislative Matters

4. **Design Guidelines for Historic Apartments and Multi-Family Buildings-** Mayor Ralph Becker initiated a petition to create Design Guidelines for Historic Apartments and Multifamily Buildings in Salt Lake City regulated by the H Historic Preservation Overlay Zoning District. The design guidelines will provide design advice to owners and applicants, and serve to guide the review and decisions of the Historic Landmark Commission and Staff. The design guidelines are new and will supplement the current design guidelines for Residential and Commercial historic buildings and signs. They reflect best practices in information, guidance, organization and clarity. No sections of the Zoning Ordinance will be modified or affected by this petition. On April 3, 2014, the Historic Landmark Commission forwarded a positive recommendation to City Council to adopt the guidelines. The Planning Commission is required to review the Design Guidelines because it is a land use document, and to forward a recommendation to City Council concerning its adoption. (Staff contact: Carl Leith at (801) 535-7758, or carl.leith@slcgov.com.) Case number PLNPCM2012-00870
5. **Outdoor dining with a Nonconforming Restaurant Use Text Amendment** – Jude Rubadue is requesting that the City amend the zoning regulations in order to allow outdoor dining in conjunction with a legal nonconforming restaurant at approximately 654 East 3rd Avenue. The subject property is located in an SR1-A (Special Development Pattern Residential zoning district.) The text amendment could affect all nonconforming restaurants citywide. The proposed regulation changes will affect chapter 21A.38 Nonconforming Uses and Noncomplying Structures 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.) Case number PLNPCM2014-00106
6. **Form Based Urban Neighborhood Text Amendment** - Michael Allred is requesting that the City amend the Form Based Urban Neighborhood District ordinance to increase building height on the corner of 200 West and Fayette Avenue. The proposed regulation changes will affect Table 21A.27.050.E of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy at (801) 535-7118 or michael.maloy@slcgov.com.) Case number PLNPCM2014-00085

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.