

**SALT LAKE CITY PLANNING COMMISSION  
MEETING AGENDA**

**In Room 326 of the City & County Building  
451 South State Street**

**Wednesday, June 25, 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 JUNE 11, 2014**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**Briefing**

1. **Downtown Master Plan** – As part of the planning process for the Downtown Master Plan, Planning Staff will brief the Planning Commission on the status of the project. Planning Staff will be reviewing various sections of the Draft Plan with the Commission. (Staff contact: Nick Norris at (801) 535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)) Case number PLNPCM2013-00768

**Administrative Matters**

2. **Post Street Alley Vacation at approximately 762 South Post Street** - Ryan McFarland, representing Salt Lake City Corporation, is requesting that the City vacate an alley located south of the parcel at approximately 762 South Post Street. The purpose of the vacation is meant to provide better access to the rear of fire station #6 which sits on the two parcels to the south of the alley. The Planning Commission is required to transmit a recommendation to the City Council for alley closure requests. The subject property is located within Council District #2, represented by Kyle LaMalfa. (Staff contact: Chris Lee at (801)535-7706 or [chris.lee@slcgov.com](mailto:chris.lee@slcgov.com)) Case number PLNPCM2014-00141

**Legislative Matters**

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 street Bishop Place to the east of the address. Currently the land is occupied by nine (9) vacant single family homes, 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](mailto: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

4. **Harvard Park Local Historic District Designation** – Kelly Marinan is requesting that the City designate a new local historic district for the Harvard Park Subdivision which includes all of the properties located on Harvard Avenue between 1700 East and 1800 East. If the proposed local historic district is approved, the Salt Lake City Zoning Map will be amended to include the Historic Preservation Overlay Zoning District for the properties located in the Harvard Park Subdivision. The proposed local historic district regulations can be found in section 21A.34.020. of the Zoning Ordinance ([http://www.sterlingcodifiers.com/codebook/index.php?book\\_id=672%20](http://www.sterlingcodifiers.com/codebook/index.php?book_id=672%20)). The proposed local historic district is located in City Council District 6, represented by Charlie Luke. (Staff contact: Joel Paterson at (801) 535-6141 or [joel.paterson@slcgov.com](mailto:joel.paterson@slcgov.com). Case number PLNHLC2013-00816)

*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).*

*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.*