

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**451 South State Street**  
**Wednesday, August 27, 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 AUGUST 13, 2014**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**Briefing**

**Plan Salt Lake** - Plan Salt Lake is a citywide vision document that will help guide the future growth of the City. Plan Salt Lake provides a citywide vision, guiding principles intended to help guide the decision making process, initiatives that provide direction for City actions and targets to help measure the effectiveness of the plan. (Staff contact: Nick Norris at (801) 535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com).) Case number PLNPCM2011-00682

**Administrative Matters**

1. **Unit legalization at approximately 640 South 900 West** - Nathan Balas, owner of property located at the above listed address, is requesting approval for a Special Exception to legalize an additional dwelling unit at the property in the garage. The property was originally built as a single-family dwelling. The subject property is zoned (RMF-35) Moderate Density Multi-Family Residential District. The Planning Commission has final decision making authority for special exceptions. The property is located within Council District 2, represented by Kyle LaMalfa. (Staff contact: Doug Dansie at (801) 636-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com).) Case number PLNPCM2013-00667
2. **Avenues Proper Social Club Conditional Use at approximately 376 East 8th Avenue** - ALR Restaurant Group, LLC is requesting approval from the City to develop a social club that is less than 2,500 sq. ft. in floor area and will be part of the existing restaurant at the above listed address. Currently the land is used for the Hatch Family Chocolates and the Avenues Proper restaurant. The property is zoned (RMU-35) Residential Mixed Use. This type of project must be reviewed as a Conditional Use. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Everett Joyce at (801) 535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com).) Case number PLNPCM2014-00386
3. **Volunteers of America Youth Center at approximately 888 South 400 West Street** - Hannah Vaughn, MHTN Architects, on 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

**Legislative Matters**

4. **Downtown and Gateway Master Plan Amendments** - Mayor Ralph Becker is proposing an extensive update to the Downtown Master Plan for property located within or near the boundaries of North Temple, 200 East, 1000 South, and Interstate 15. The proposed Downtown Master Plan will replace the existing Downtown Master Plan, Gateway District Land Use and Development Master Plan and the Gateway Specific Master Plan. The Planning Commission is required to make a recommendation to the City Council. The City Council will make a decision to adopt, adopt with changes or not adopt the proposed master plan. A copy of the proposed Downtown Master Plan can be found on the project website project website. A printed copy can be provided by contacting the staff indicated below. The subject property is within Council Districts 3, 4, and 5, represented by Stan Penfold, Luke Garrott, and Erin Mendenhall. (Staff contact: Molly Robinson at (801) 535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com).) Case number PLNPCM2013-00768

**Other Business**

5. **Chair and Vice Chair Elections** - the Commission will nominate and vote in a Chair and Vice Chairperson at the September 10, 2014, Planning Commission Meeting. These individuals will serve in the positions from October 2014 to September 2015.

*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. 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).*