

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**451 South State Street**  
**Wednesday, January 28, 2015, 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 JANUARY 14, 2015**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**Administrative Matters**

1. **Verizon Wireless Rooftop Antennas at approximately 1430 W Andrew Avenue** – A request by Verizon Wireless for a Conditional Use for new unmanned wireless antennas located on the rooftop of Glendale Middle School and electrical equipment related to the roof mounted antennas that exceed the measurements to be considered a permitted use at the property located at the address listed above. The subject property is located in the PL (Public Lands) zoning district and is located in Council District #2, represented by Kyle LaMalfa. (Staff contact: Amy Thompson at (801) 535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)). Case number PLNPCM2014-00643
2. **Electrical Equipment Associated with Wall Mounted Antennas at approximately 560 E South Temple** - A request by Verizon Wireless for a Conditional Use regarding electrical equipment associated with wall mounted antennas that exceed the permitted size in a residential zoning district at the property located at the above listed address. The subject property is located in the RO (Residential Office) zoning district and is located in Council District #4, represented by Luke Garrott. (Staff contact: Amy Thompson at (801) 535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)). Case number PLNPCM2014-00826
3. **Adaptive Reuse of an Historic Landmark Building Conditional Use at approximately 1135 E South Temple** – A request by Ronald McDonald House Charities, represented by Carrie Romano, for a Conditional Use for the adaptive reuse of an historic landmark building to operate as an inn/bed & breakfast or office located at the above listed address. The subject property is in a RMF-35(Moderate Density Multi-family Residential) Zone and SR-1A Zone (Special Development Pattern Residential District). The adaptive reuse of an historic landmark building is a Conditional Use in both of these Zones. The subject property is located within Council District 3 represented by Stan Penfold. (Staff contact: Lex Traugher at (801) 535-6184 or [lex.traugher@slcgov.com](mailto:lex.traugher@slcgov.com)) Case number PLNPCM2014-00838

## Legislative Matters

4. **Rezone and Master Plan Amendment at approximately 2855 S Highland Drive** - A request by Wayne Reaves, representing the property owner DTRL & Associates, for the City to amend the zoning map and associated future land use map designation for a portion of property located the above listed address. The property is currently "split-zoned" with the majority of the property (1.06 acres) zoned CB, Community Business, and the remainder (0.35 acres) zoned R-1/7,000, Single Family Residential. The applicant is requesting that the City rezone the R-1/7,000 portion of the property to CB. The property is currently occupied by a vacant commercial building and parking lot. This type of project requires a Zoning Map and Master Plan Amendment. The subject property is within Council District 7, represented by Lisa Adams. (Staff contact: Daniel Echeverria at (801)535-7165 or [Daniel.echeverria@slcgov.com](mailto:Daniel.echeverria@slcgov.com) Case Numbers PLNPCM2014-00769 & PLNPCM2014-00770)
  - a. **Zoning Map Amendment**- The petitioner is requesting to amend the zoning map designation of the R-1/7,000 portion of the property to CB. The intent of the proposed rezone is to more fully utilize the entire property for future development. Although the applicant has requested that the property be rezoned to the CB zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. (Case number PLNPCM2014-00769.)
  - b. **Master Plan Amendment**- The associated future land use map in the Sugar House Master Plan currently designates the majority of the property for "Low Intensity/Mixed Use;" however, the area proposed for rezone to CB is designated as "Parks & Open Space." The petitioner is requesting to amend the future land use map so that the entirety of the property is designated as "Low Intensity/Mixed Use." Case number PLNPCM2014-00770.
5. **R-MU-35 and R-MU-45 Zoning District Changes** - A request by the City Council for modifications to the R-MU-35 and R-MU-45 Residential/Mixed Use zoning districts. The amendment will affect section 21A.24 of the Salt Lake City Zoning Ordinance. Other related sections of Title 21A may also be amended as part of this proposal. The proposal will add additional design standards, modify density requirements, height requirements and other changes. (Staff contact: John Anderson at (801)535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com) ). Case number PLNPCM2014-00127
6. **Transportation Master Plan Update at approximately 5700 West between California Avenue and the 2100 South frontage road (north of SR201)** - A request by Salt Lake City Mayor Ralph Becker for an amendment to the Major Street Plan Map at the above listed location. Currently the Major Street Plan Map proposes a collector street. This requested would is remove the proposed 5700 West Collector Street due to UDOT's determination of the alignment of the Mountain View Corridor. This type of project requires a master plan amendment. The subject property is located within Council District 2, represented by Kyle LaMalfa. (Staff contact: Everett Joyce at (801)535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com).)Case number PLNPCM2014-00586
7. **Pedestrian and Bicycle Master Plan** - Mayor Ralph Becker is proposing a major update to the City's existing Pedestrian and Bicycle Master Plan. The Pedestrian and Bicycle Master Plan is a citywide master plan that will guide the development and implementation of the City's pedestrian and bicycle infrastructure and programs. (Staff contact: Becka Roolf at (801) 535-6630 or [becka.roolf@slcgov.com](mailto:becka.roolf@slcgov.com).)

*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.*