

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, December 9, 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 NOVEMBER 18, 2015

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Victory Road Twin Homes at approximately 690 N. West Capitol Street** - Bruce Baird, representing the owner, is requesting approval from the City to: 1) close a portion of West Capitol Street and 2) develop a 14 unit twin home subdivision that will be accessed by a new public street at the above listed address. Currently the land is vacant and is zoned SR-1A (Special Development Pattern Residential District). This type of project requires street closure and preliminary subdivision review. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801)535-7660 or maryann.pickering@slcgov.com.)
 - a. **Street Closure.** In order to build the project noted above, a street closure application is required to close a portion of West Capitol Street. The existing street has an existing right-of-way that is approximately 49 ½ feet along this portion of West Capitol Street. The applicant is requesting to close approximately 11 ½ feet of right-of-way, resulting in a street right-of-way of approximately 38 feet wide. Case Number PLNPCM2015-00438.
 - b. **Preliminary Subdivision.** In order to build the project noted above, a preliminary subdivision is required for a subdivision with a total of 14 lots and a new public street to access the lots. Case Number ~~PLNPCM2015-00473~~ PLNSUB2015-00473.

Legislative Matters

2. **Amending the Boundaries of a Landmark Site at approximately 381 E. 11th** - A request by Larry Perkins to alter the boundaries of a Landmark Site. The applicant proposes to subdivide part of the property in order to create a new buildable lot in the north-east portion of the current property. An amendment to the zoning map is required to remove this portion of the site from the H-Historic Preservation Overlay District and the City Council is the final decision making body. On, July 16, 2015 the Historic Landmark Commission denied a Certificate of Appropriateness to subdivide the lot and forwarded a negative recommendation to the Planning Commission and the City Council regarding amending the boundaries. The Planning Commission is being asked to make a recommendation to the City Council about the proposed change. Currently, the site contains a single family building, the Malcolm and Elizabeth Keyser House and its associated grounds. The existing parcel is 33,977 square feet and would be subdivided into one lot that is approximately 7,200 square feet and one lot that is 26,777 square feet. The existing property is zoned SR-1A (Special Development Pattern Residential District). The entire property is a City Landmark site. The subject property is located within Council District 3, represented by Stan Penfold. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case Number PLNHLC2015-00403

3. **Majestic Meat Rezone at approximately 115 West 1700 South and 1710 South West Temple** - A request by Majestic Meat represented by Raymond Zaelit, to rezone the above listed property from CB Community Business to RMU-45 zoning. The petitioner intends to relocate the existing nonconforming business to another site where they can expand and redevelop this parcel as a mixed use project with a housing emphasis. Although the applicant is requesting to change the zoning to RMU-45, the Planning Commission may consider another zoning district that has similar characteristics. The project is located in Council District 5 represented by Erin Mendenhall (Staff contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com.) Case number PLNPCM2015-00809
4. **Height Amendments to the D-4 Zoning District** - A request by Mayor Ralph Becker to amend city code to increase the building height in the D-4 zoning district in anticipation of a future convention center hotel. The D-4 zoning district has a permitted height of 75 feet and conditional height of up to 120 feet. The proposal is being made to accommodate a future convention center hotel to be located in the D-4 zoning district and will increase the conditional height limit of 120 feet. The amendment will affect section 21A.30.045: D-4 Downtown Secondary Central Business District. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Molly Robinson at (801)535-7261 or molly.robinson@slcgov.com.) Case Number PLNPCM2015-00676
5. **Amendments to the CB Zoning Regulations** - A request by the Salt Lake City Council to review the CB (Community Business) zoning regulations related to building square feet. The focus of this project is limited to determining the size of buildings, based on square feet, that would require design review through the Conditional Building and Site Design review process. The amendments will affect Section 21A.26 of the Zoning Ordinance and would apply to all properties that are zoned CB. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: David Gellner at (801)535-6107 or david.gellner@slcgov.com) Case Number PLNPCM2015-00636

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.