

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**451 South State Street**  
**Wednesday, March , 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 FEBRUARY 25, 2015**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**Legislative Matters**

1. **900 W. 700 S. Node Rezone** - The City is proposing to amend the zoning map designation of four properties located on the northwest corner of the 700 S. and 900 W. intersection. The following properties are affected: 664, 668, and 680 S. 900 W. and 910 W. 700 S. The parcels are identified as part of a "neighborhood node" in the Westside Master Plan. In order to support the development of the properties as part of a "neighborhood node," the City is proposing to rezone them from RMF-35 (Moderate Multi-Family Residential) and CN (Neighborhood Commercial) zoning, to a CB (Community Business) zoning district. The CB designation will allow for a greater diversity of mixed uses and opportunities for additional housing. This type of project requires a Zoning Map Amendment. Although the properties are proposed to be rezoned to the CB zone, consideration may be given to rezoning the properties to another zoning district with similar characteristics. The subject properties are 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 PLNPCM2014-00374
2. **900 W. 400 S. Node Rezone** - The City is proposing to amend the zoning map designation of twenty four properties located at, or near, the intersection of 400 S. and 900 W. The following properties are affected: 360, 362, 364, 366, 376, 412, 417, and 435 S. 900 W., 841, 843, 848, 852, 857, 858, 859, 864, 865, and 877 W. 400 S., 866 W. Pacific Avenue, 869 W. 300 S., 321, 331, 365, and 371 S. 870 W. The parcels are identified as part of a "community node" in the Westside Master Plan. In order to support the development of the properties as part of a "community node," the City is proposing to rezone them from RMF-35 (Moderate Multi-Family Residential) and CN (Neighborhood Commercial), to the R-MU-35 (Residential/Mixed Use) zoning district. The R-MU-35 designation will allow for a greater diversity of mixed uses and opportunities for additional housing. This type of project requires a Zoning Map Amendment. Although the properties are proposed to be rezoned to R-MU-35, consideration may be given to rezoning the properties to another zoning district with similar characteristics. The subject properties are 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 PLNPCM2014-00375
3. **Indiana Avenue Neighborhood Node Rezone** - The City is proposing to amend the zoning map designation for properties located along the north side of Indiana Avenue between Navajo Street and Pueblo Street. The following properties are affected: 1380, 1410, 1416, 1420, 1424, & 1430 W Indiana Avenue. The properties are identified as part of a "neighborhood node" in the Westside Master Plan. In order to support the development of the properties as part of a "neighborhood node," the City is proposing to rezone them from CN, Neighborhood Commercial, to R-MU-35, Residential/Mixed Use. The R-MU-35 designation will allow for a greater diversity of mixed uses and opportunities for additional housing. This type of project requires a Zoning Map Amendment. Although the properties are proposed to be rezoned to the R-MU-35 zone, consideration may be given to rezoning the properties to another zoning district with similar characteristics. The subject properties are within Council District 2, represented by Kyle LaMalfa. (Staff contact: Daniel Echeverria at (801)535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com).) Case Number PLNPCM2014-00381

4. [400 S & Concord Street Neighborhood Node Rezone](#) - The City is proposing to amend the zoning map designation for properties located near the intersection of 400 S and Concord Street. The following properties are affected: 1217, 1221, 1225, 1233, and 1266 W 400 South. The properties are identified as part of a “neighborhood node” in the Westside Master Plan. In order to support the development of the properties as part of the “neighborhood node” the City is proposing to rezone them from R-1/5,000, Single Family Residential, to CN, Neighborhood Commercial and R-MU-35, Residential/Mixed Use. The CN and R-MU-35 designations will allow for a greater diversity of mixed uses and opportunities to expand and reinforce the neighborhood business node. The properties are currently used for single-family homes. This type of project requires a Zoning Map Amendment. Although the properties are proposed to be rezoned to the CN and R-MU-35 zones, consideration may be given to rezoning the properties to other zoning districts with similar characteristics. The subject properties are within Council District 2, represented by Kyle LaMalfa. (Staff contact: Daniel Echeverria at (801)535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com).) Case Number PLNPCM2014-00380

### **Briefing**

5. The Planning Commission will hold a discussion with staff regarding the parking requirements in the zoning ordinance.

*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.*