

SECOND AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, April 22, 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 APRIL 8, 2015

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

1. **Boyer Tower Design Approval Time Extension** - A time extension is requested by the Applicant of the previously approved Boyer Tower 151 Conditional Building and Site Design Approval - a high-rise office building. The project was originally approved on April 23, 2014. The location of the project is approximately 151 South State Street. The subject property is within Council District #4, represented by Luke Garrott. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com.) Case number PLNPCM2014-00045

Administrative Matters

2. **High Street Alley Vacation at approximately 1411 South and High Avenue at approx. 1550 West** - Hans Erbar, property owner is requesting that the City vacate the High Street Alley between the Wasatch Commons Condominium development and the residential leading up to the edge of the condo development which is zoned SR-3 - Special Development Pattern Residential. The subject area is within Council District 2, represented by Kyle LaMalfa. (Staff contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com.) Case Numbers PLNPCM2015-00056

Legislative Matters

3. **Yalecrest - Uintah Heights Local Historic District** - A request to create a new local historic district known as Yalecrest - Uintah Heights. The proposed boundaries of the Yalecrest-Uintah Heights Local Historic District are generally along the north side of 1300 South and along both sides of Laird Avenue from 1300 East to 1500 East including all the homes on Laird Circle and Uintah Circle. Any owner of real property that is proposed to be rezoned may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Planning Commission. All written objections will be forwarded to the City Council. The subject district is located in Council District 6 represented by Charlie Luke. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com.) Case number PLNHLC2014-00807
4. **Yalecrest - Yale Park Local Historic District** - A request to create a new local historic district known as Yalecrest - Yale Park. The proposed boundaries of the Yalecrest - Yale Park Local Historic District are generally between 1300 East and 1500 East along Gilmer Drive, Thornton Avenue, and Yale Avenue. Any owner of real property that is proposed to be rezoned may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Planning Commission. All written objections will be forwarded to the City Council. The subject district is located in Council District 6 represented by Charlie Luke. (Staff contact: Tracy Tran at (801) 535-7645 or tracy.tran@slcgov.com.) Case number PLNHLC2014-00410

5. **CVS Pharmacy Zoning Map Amendment and Alley Closure/Vacation at approximately 2036 and 2046 South 1300 East** - Gerry Tully, representing Wayne Leasing LLC, requests that the City amend the zoning map for two parcels and close a segment of an alley that are all part of a multiple-parcel development proposal for a new CVS Pharmacy building and parking lot at the above address. Currently the land is used for a self-serve car

POSTPONED

 customer parking, and a public alley. The development proposal would require properties be rezoned from the current zoning district of RO (Residential Office) to a zoning district that would allow retail use and associated parking. The public alley, if closed, would be changed from public use to private use and then zoned to the same zoning district as the adjacent two subject parcels. This type of project requires a Zoning Map Amendment and an Alley Vacation/Closure. The subject properties and alley are located within Council District #7 represented by Lisa Ramsey Adams. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com.)
- a. **Zoning Map Amendment**- The petitioner is requesting to amend the zoning map designation of properties at 2036 and 2046 South 1300 East, and the adjacent alley segment to the south, from RO (Residential Office) to CB (Community Business). Although the applicant has requested that the properties be rezoned from RO to CB, consideration may be given to rezoning the properties to another zoning district with similar characteristics. (Case number PLNPCM2015-00050)
 - b. **Alley Vacation/Closure** - The petitioner is requesting the City vacate and close a segment of a public alley adjacent to 2046 South 1300 East so it can be incorporated into their proposed CVS Pharmacy project as private property. (Case number PLNPCM2015-00097)

Other Business

6. **Elections for Vice Chairperson**- The Commission will hold an election for the Vice Chairperson position.
7. **Closed Session** -The planning commission may consider a motion to enter into a closed session pursuant to Section 52-4-205 of the Utah Code to discuss pending or reasonably imminent litigation

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.