

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, May 27, 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 MAY 13, 2015

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Administrative Matters

1. **Salt Lake Valley Landfill Height Increase Conditional Use at approximately 6030 W California Ave** – Debbie Lyons, representing the Salt Lake Valley Landfill, is requesting to increase the height limit for the Salt Lake Valley Landfill to 205 feet. The landfill is located at the above listed address. The height limit increase is intended to extend the life of the existing landfill without expanding its footprint. Height limits for landfills are established by the Planning Commission through the Conditional Use process. The subject property is located within the Landfill Overlay (LO) and Open Space (OS) zoning districts and is located within Council District 2, represented by Kyle LaMalfa. (Staff contact: Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com.) Case Number PLNPCM2015-00139.

Legislative Matters

2. **High Street Alley Vacation between approximately 1411 South and High Avenue (1550 West)** -Hans Erbar, property owner is requesting that the City vacate the High Street Alley at the above listed address. The platted but undeveloped alley is located in between properties zoned R-1-7000 – Single-Family Residential leading up to the edge of the Wasatch Commons Condominium 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

3. **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 wash, a dental office, customer parking, and a public alley. The development proposal would require the two subject 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)
4. **Petition Initiation** - The Planning Commission may discuss initiating a petition related to the parking standards in Zoning Ordinance section 21A.44. Specifically, the Planning Commission may consider starting the process to modify the minimum off street parking requirements for mixed used developments.

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.