

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, July 8, 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 JUNE 10, 2015

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. [Alpenridge Planned Development and Preliminary Subdivision at approximately 620 East 1700 South](#) - A request by Alpenridge development LLC for a Planned Development to construct seven residential condominium units, located at the address listed above. The project is located in the RMF-35 Zoning District, located in Council District 5 represented by Erin Mendenhall (Staff contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com). Case numbers PLNSUB2015-00075 and PLNSUB2015-00418

Legislative Matters

2. [Downtown Master Plan and Gateway Master Plan Updates](#) - Planning Staff is recommending changes to the Draft Downtown Community Plan that the Planning Commission recommended for adoption on August 27, 2014. Mayor Ralph Becker is proposing an extensive update to the Downtown Master Plan for property located within or near the boundaries of North Temple, 200 East, 1000 South, and Interstate 15. The proposed Downtown Master Plan will replace the existing Downtown Master Plan, Gateway District land Use and Development Master Plan and the Gateway Specific Master Plan. The Planning Commission is required to make a recommendation to the City Council. The Planning Commission will take public comment, but will continue the public hearing and make a recommendation to the City Council at a later date. A copy of the proposed Downtown Community Plan can be found on the project website at www.downtownplanslc.com. A printed copy can be provided by contacting the staff indicated below. The subject property is within Council Districts 3, 4, and 5, represented by Stan Penfold, Luke Garrott, and Erin Mendenhall. (Staff contact: Molly Robinson at (801)535-7261 or molly.robinson@slcgov.com). Case number PLNPCM2013-00768

3. [Zoning Ordinance Fine Tuning Spring 2015](#) - Salt Lake City Mayor Ralph Becker is requesting that various sections of the Zoning Ordinance are modified in order to clarify the regulations and processes related to public hearings and the operations of various boards and commission. The proposed regulation changes will affect several different sections of Title 21A or the Salt Lake City Zoning Ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com). Case number PLNPCM2015-00146

WORK SESSION

4. [Off Street Parking Standards Update](#) – The Planning Commission has requested an update on the status of proposed changes that will affect Title 21A.44.030- Number of Off Street Parking Spaces Required under the Salt Lake City Zoning Ordinance. The changes would affect the parking requirements for mixed use developments in certain zoning districts, clarify the maximum parking requirements and address issues related to exceeding the maximum off street parking requirements. Related provisions of Title 21A Zoning may also be amended as part of this petition (Staff contact: J.P. Goates at (801) 535-7236 or jonathon.goates@slcgov.com). Case number PLNPCM2015-00430
5. [Northwest Quadrant Master Plan](#) - The Planning Staff will provide the Planning Commission an update on the Northwest Quadrant Plan. The Northwest Quadrant Master Plan includes portions of the City west of I-215 to the western boundary of the City and from SR-201 to the northern boundary of the City, but excludes the Salt Lake International Airport and land east of the airport. The commission recommended approval of this plan in 2009. However, it was never adopted. The City Council and Mayor have asked the Planning Division to revise the draft plan in accordance with City Council Resolution 6 of 2015, which supports re-addressing the master plan. (Staff contact Nick Norris (801) 535-6173 or nick.norris@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 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.