

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, September 23, 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 SEPTEMBER 9, 2015

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Conditional Use Flag Lot and Lot Split at approximately 3101 South 900 East** - A request by Adam Nash, authorized agent, for Conditional Use and Preliminary Subdivision approval to subdivide and create a flag lot at the above listed address. The subject property is located in the R-1/7,000 (Single Family Residential District) zoning district and is located in City Council District 7, represented by Lisa Ramsey Adams. (Staff contact: Katia Pace, (801)535-6354, or katia.pace@slcgov.com)
 - a. **Conditional Use**-Request to allow the creation of a flag lot. Case number PLNPCM2015-00580
 - b. **Preliminary Subdivision** - Request to create two (2) lots from one existing parcel. Case number PLNSUB2015-00646

2. **600 South Apartments Planned Development and Conditional Building & Site Design Review at approximately 616 S State Street** - Adam Lankford, representing the developer The Wasatch Group, is requesting approval from the City to develop a proposed 270-unit apartment building at the above listed address. The applicant is requesting Planned Development approval for relaxation of certain required zoning standards related to ground floor commercial uses and building length. The development also requires Conditional Building and Site Design Review as the proposal exceeds certain height and setback limitations. Currently the land is vacant and the property is zoned D-1, Central Business District, and D-2, Downtown Support District. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com.)
 - a. **Planned Development** - In order to build the above referenced project, the applicant is requesting Planned Development approval for relaxation of the requirement for ground floor commercial uses next to parking structures. The applicant is also requesting approval for relaxation of the 300' limit to building length. Case PLNSUB2015-00624.
 - b. **Conditional Building & Site Design (CBSD) Review** - In order to build the above referenced project, the applicant is requesting approval of building height lower than the 100' minimum on corner D-1 properties. The applicant is also requesting additional building height in the D-2 zoned area of the site, which has a maximum height of 65 feet. The proposed building is approximately 74' in height. The applicant is also requesting modification of the maximum 5' front yard setback standard in order to incorporate small entry courtyards. These standards are allowed to be modified through the CBSD process. Case number PLNPCM2015-00625.

Legislative Matters

3. **M-1 Light Manufacturing Zoning District to Allow Bus Line Yard and Repair** - A request by Dennis Copyak, representing Le Bus, to amend section 21A.33.040 Table of Permitted Uses for Manufacturing Districts to allow Bus Line Yard and Repair Facility as a permitted use in the M-1 (Light Manufacturing District). Related provisions of Title 21A "Zoning" may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com.) Case number PLNPCM2015-00578
4. **SNB Zone to Allow Single-Practitioner Medical and Dental Offices** - A request by City Council, to amend section 21A.33.030 Table of Permitted Uses for Commercial Districts to allow Single-Practitioner Medical and Dental Offices as a permitted use in the SNB (Small Neighborhood Business District). Related provisions of Title 21A "Zoning" may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number PLNPCM2015-00644
5. **Accessory Dwelling Units Amendment** - A request by Mayor Ralph Becker to amend city code to clarify and broaden accessory or detached dwelling unit regulations within the following districts where single-family dwellings are permitted: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 MU, FB-UN1, and FB-UN2. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case number PLNPCM2014-00447
6. **Electric Vehicle Charging Station Amendment** - A request by Mayor Ralph Becker to modify the electric vehicle parking ordinance, which requires parking for electric vehicles for some types of development throughout the City. The amendment will affect section 21A.44.050 of the zoning ordinance. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com). Case number PLNPCM2015-00148.

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.