

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, September 9, 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 AUGUST 26, 2015

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Regent Street Hotel Conditional Building and Site Design Review at approximately 45 East 200 South** -Chris Zarek and Keith Smith (developer, representing Form Development) is requesting approval from the City for additional height (approx 330 feet)) for a proposed hotel/condominium at the above listed address. Currently the land is vacant/underutilized and the property is zoned D-1 (Downtown). A building over 100 feet in height located mid-block in the D-1 zone must be reviewed through the Conditional Building and Site Design Review process. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Molly Robinson at (801)535-7261 or molly.robinson@slcgov.com.) Case number PLCCPM2015-00463
2. **Kontgis Preliminary Subdivision at approximately 809 South 800 East and 810 East 800 South** - A Request by Chris Kontgis for a lot consolidation located at the above listed address. The proposal includes combining two parcels into one lot that would be approximately 12,200 square feet. In the R2 zoning district a lot over 12,000 square feet can only be approved through the subdivision process. The proposed lot consolidation is located in the R-2 (Single and Two- Family Residential) zoning district and is located within Council District 5, represented by Erin Mendenhall. (Staff contact: Anna Anglin at (801)535-6050 or anna.anglin@slcgov.com.) Case number PLNSUB2015-00298

Legislative Matters

3. **Westminster Master Plan & Zoning Amendment & Preliminary Subdivision at approximately 1888 South 1300 East** - A request by Curtis Ryan, on behalf of Westminster College, for a Master Plan Amendment, Zoning Amendment and Preliminary Subdivision located at the above listed address. The proposal is to consolidate all of these lots into the overall college campus by changing the master plan, rezoning the property and absorbing the land into a new subdivision plat The project is located in the R-1/5000 Zoning District, located in Council District 7 represented by Lisa Adams (Staff contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com.) Case numbers PLNPCM2014-00253 PLNPCM2014-00254 PLNSUB2015-00214

4. **Attached Garage Regulations for Residential Districts** - The Salt Lake City Council has requested that the existing residential zoning regulations be evaluated with regard to compatible infill development in Salt Lake City. City Planning Staff identified issues regarding the existing attached garage regulations and is proposing regulations that would restrict the ability to build new attached garages that project from the front façade of homes in residential zoning districts. An exemption is proposed for existing garage replacement and when there is a development pattern of such garages on a block face. The proposed regulation changes will affect chapter 21A.24 Residential Districts of the zoning ordinance. The regulations will affect the R-1, R-2, SR, and FR Residential Zoning Districts city-wide. Related provisions of title 21A-Zoning may also be amended as part of this petition. (Staff contact: Daniel Echeverria at (801)535-7165 or Daniel.echeverria@slcgov.com .) Case number PLNPCM2014- 00133
5. **Salt Lake City International Airport Rezone** - A request by The Salt Lake City International Airport to rezone properties located south of the existing terminal and runways from OS Open Space, Commercial Corridor CC and Business Park BP to Airport A zoning. This includes the land at the ends of the runways, presently occupied by runway approach lighting, and the Wingpointe golf course. The project is located in Council District 1 represented by James Rogers (Staff contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com.) Case number PLNPCM2015-00357
6. **Northwest Quadrant Master Plan** - A request by Mayor Ralph Becker and the Salt Lake City Council to adopt a master plan for the Northwest Quadrant, an area of Salt Lake City that is bounded by the Salt Lake International Airport and I-215 on the west, SR-201 and the City boundary to the south, the city boundary (approx. 8600 West) on the west, and the City boundary on the north. The Northwest Quadrant Master Plan will establish policies for future industrial development in the area and identify natural lands that should be preserved. The Northwest Quadrant is located in Council Districts 1 represented by James Rogers and 2 represented by Kyle LaMalfa. A copy of the draft master plan is available at www.slcgov.com/planning (Staff contact: Tracy Tran at (801)535-7645 and tracy.tran@slcgov.com.) Case number PLNPCM2009-00168

Briefing

7. **CBSDR and CB Zoning Regulations** - Planning Commission briefing on proposed changes to Title 21A.36 - Community Business Zoning District and 21A.59 Conditional Building and Site Design Review of the Zoning Ordinance in relation to the criteria for additional building size, buffering requirements and other design elements as well as standards for review for projects that are required to go through the approval process outlined in Chapter 21A.59. (Staff contact is David Gellner at 801-535-6107 or david.gellner@slcgov.com.) Case number PLNPCM2015-00636
8. **2015 Chair and Vice Chair Elections** - The Commission will nominate and vote in a Chair and Vice Chairperson at the September 9, 2015, Planning Commission Meeting. These individuals will serve in the positions from October 2015 to September 2016.

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.