

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, October 12, 2016, 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 28, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Legislative Matters

1. **Design Standards Chapter Text Amendment** - A request by the Mayor for creation of a Design Standards Chapter for new development. The new chapter will consolidate existing design standards from various zoning districts, with some updates and revisions, into one chapter in the Zoning Ordinance. The amendment will affect multiple sections of the Salt Lake City Zoning Ordinance and will be applicable city-wide. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com.) Case number **PLNPCM2015-00150**.
2. **Emerson/Roosevelt Alley Vacation at approximately 1600 -1700 E 1490-1455 South** - Salt Lake City Real Estate Services has initiated a petition to vacate a 710 foot section of unused alley in order to convey one-half of the alley to the abutting property owners on each side. The alley runs in an east/west direction from 1600 East to 1700 East and is located between Emerson Avenue (1490 South) and Roosevelt Avenue (1455 South). The project area is located within Council District 6, represented by Charlie Luke. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case Number **PLNPCM2016-00573**
3. **Darling/Lincoln Elementary South Alley Vacation between 200 East and approximately 269 East** - Mr. Logan Darling, an adjacent property owner has initiated a petition to vacate a 600-foot section of alley located at the above listed address, south of the Lincoln Elementary School and behind the homes on Hampton Avenue. The alley was previously closed by City Council action in 1983 but the property was not vacated and ownership was retained by the City. This proposal is to vacate the property and incorporate the land into the neighboring residential properties along the alley. The project area is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case Number **PLNPCM2016-00520**
4. **Street Closure at approximately 470 S 700 W** - Mr. Jim Lewis, representing FFKR Architecture, is requesting to close a section of street near the above listed property to accommodate improvements to their adjacent property. The subject property is located in the CG (General Commercial) zoning district and is in Council District 4 represented by Derek Kitchen. (Staff Contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number **PLNPCM2016-00487**

Administrative Matters

5. **Dixon Medical Office Building Conditional Building and Site Design at approximately 2188 S Highland Drive** - Mr. Eric Thompson from FFKR Architects representing the property owner is requesting design approval for a new office building at the above listed address. The use is allowed in the zone. The proposed structure would be 105 feet in height and 160,000 square feet in size. The development must be approved through the Conditional Building and Site Design process due to the building size. The property is located in the CSHBD1 - Sugar House Business District and is located within Council District 7, represented by Lisa Adams. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com.) Petition number **PLNPCM2016-00585**

6. **Marriot Springhill Suites Hotel Conditional Building and Site Design Review and Planned Development at approximately 2206 South 1300 East** - Wilmington Hotel LLC represented by the Woodbury Corporation is requesting approval from the City for a new 6-story, 125-room Springhill Suites Hotel with a 2.5 story semi-underground parking structure to be located at the above listed address. Although the property is addressed off of 1300 East, it fronts on Wilmington Avenue. The applicant is proposing to eliminate the building step-back on the Wilmington Avenue frontage and to eliminate the ground-floor use requirement along Wilmington Avenue. The development also requires Conditional Building and Site Design Review (CBSDR) due to the building size and to address other design elements. The Planning Commission may modify other development standards as authorized by the zoning ordinance. The 0.67 acre property is located in the CSHBD1 - Sugar House Business District and is located within Council District 7, represented by Lisa Adams. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case numbers **PLNPCM2016-00528 & PLNSUB2016-00529**

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/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.