

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, January 13, 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 DECEMBER 9, 2015

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Healing Homes Conditional Use at approximately 418 N. B Street** - A request by Brian Junge on behalf of Intermountain Healthcare for approval from the City to operate an eleemosynary facility within an existing residential building at the above listed address. An eleemosynary facility is a place that provides temporary housing for families who are being treated by a medical provider. Currently the

Postponed

 Intermountain Healthcare and used as ancillary uses to hospital operations and the property is zoned SR-1A (Special Development Pattern Residential District). This type of project must be reviewed as a conditional use. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801)535-7660 or maryann.pickering@slcgov.com.) Case number PLNPCM2015-00693
2. **Salter Large Group Home Conditional Use at approximately 720 East Ashton Ave (2335 South)** - A request by Johanna and Ryan Salter, for Conditional Use approval from the City to operate a large group home in the existing building at the above listed address. A group home is a dwelling where a group of people live and receive counseling, therapy or other specialized treatment or rehabilitation for disabled persons. This review is required because the proposed number of residents exceeds six. Currently the land is occupied by a historic building/landmark site (George Cannon home) being used for a bed and breakfast. The property is zoned RMF-35 (Residential Multi-family) and is within Council District #7, represented by Lisa Ramsey Adams. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com.) Case number PLNPCM2015-00800.
3. **SLC Airport Hotel Planned Development and Preliminary Subdivision at approximately 192 N Jimmy Doolittle Drive** - A request by Judd Lawrence, representing the property owner SLC Airport Hotel, for approval for a hotel development located at the above listed address. The developer is requesting to modify zoning requirements related to perimeter parking lot landscaping, freeway landscaping, and signage. Currently the land is vacant and the property is zoned M-1, Light Industrial. This type of project must be reviewed as a Planned Development and Preliminary Subdivision. The subject property is located within Council District 1, represented by James Rogers. (Staff contact: Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com.) Case number PLNSUB2015-00926 & PLNSUB2015-00925
4. **Wilshire Over Height Walls at approximately 2570 Wilshire Circle and 2564 S Wilshire Circle** - A request by two adjacent property owners for Special Exceptions to construct an 8' sound wall along the rear of the properties. The Applicants are requesting the additional wall height to reduce noise levels associated with the proximity to Interstate-80. The properties are located within Council District 7, represented by Lisa Adams. (Staff Contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com)
 - a. **2570 Wilshire Circle:** A request by Mitch Maio to construct an 8' sound wall at the rear of the property. Case number PLNPCM2015-00942
 - b. **2564 S Wilshire Circle:** A request by Gary Keck to construct an 8' sound wall at the rear of the property. Case number: PLNPCM2015-00943

Legislative Matters

5. **700 West Alley Vacation at approximately 723 W Pacific Ave.** - A request by, Jim Lewis representing FFKR Architects, for an alley vacation of two alleys located along the south and west property lines of the parcel at the above listed address. The Planning Commission is required to transmit a recommendation to the City Council for alley vacation requests. The adjacent properties are zoned CG, General Commercial. The subject property is located within Council District 4, represented by Derek Kitchen. (Staff contact: Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com.) Case number PLNPCM2015-00935
6. **1700 East Street Closure in the Wasatch Hollow Open Space Area** - A request by the Salt Lake City Division of Real Estate Services and the Parks and Public Lands Division to change the status of a piece of property located in the Wasatch Hollow Natural Open Space Area from a public street to a City-owned parcel. The property is an unimproved portion of 1700 East Street located between Emerson Avenue and Logan Avenue. This portion of 1700 East was dedicated as a public street in the old Salt Lake City survey plats, but was never constructed as a street due to its location within the Emigration Creek riparian corridor. The overall purpose of vacating the street is to incorporate the land into the Wasatch Hollow open space. The property is located within Council District 6, represented by Charlie Luke. (Staff contact: Wayne Mills at (801)535-7282 or wayne.mills@slcgov.com.) Case Number PLNPCM2015-00766

Issues Only Briefing (A Public Hearing will be held at a later date)

7. **Clift Infill Zoning Map Amendment and Planned Development at approximately 550 North 1500 West** - A request by Mr. Dave Robinson, for approval from the City to develop a proposed 11 lot subdivision at the above listed address. The proposal includes 3 existing homes at 552 N. 1500 W., 1500 W. 500 N. and 1516 W. 500 N. The homes along 500 North are proposed to remain. The home on 1500 West is proposed to be demolished and the remainder of the property would be divided into 9 single family lots. This proposal would require a change in zoning to be developed. The subject property is located within Council District 1, represented by James Rogers. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com.)
 - a. **Zoning Map Amendment**- The applicant is requesting that the City amend the zoning map on three properties as described above. The requested change is from the R-1/7000 Single Family Residential District to the R-1/5000 Single Family Residential District. Case number PLNPCM2013-00057.
 - b. **Planned Development** - In order to build the above referenced project, the applicant is requesting Planned Development approval for relaxation of certain required zoning standards related to setbacks, lot size, lot width, lots without frontage on a public street, front façade controls and lot coverage. The proposed development has been designed using the R-1/5000 zoning standards. The applicant is requesting that the Planned Development is approved with a condition that the zoning on the property becomes an R-1/5000. Case PLNSUB2014-00856.
8. **Chairperson Vote**- The Commission will vote to elect a new Chairperson to serve in the position through 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.