

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, January 27, 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 JANUARY 13, 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, 253 and 257 E. 8th Avenue** - Brian Junge, on behalf of Intermountain Healthcare, requests approval from the City to operate three eleemosynary or temporary living facilities for family of patients within existing residential buildings at the above listed addresses. The housing will be temporary in nature and will allow families to live together during cancer treatments. Currently the land is owned by 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. **Marmalade Courtyards Planned Development at approximately 326, 332, 338, 344 W Reed Ave and 775.765 S 300 W** - Neighbor Works Salt Lake is requesting a Planned Development and Subdivision approval to construct a residential planned development located at the above listed addresses respectively. The property is zoned MU (Mixed Use District) and located in City Council District 3 represented by Stan Penfold. (Staff contact: J.P. Goates at (801)535-7236 or jp.goates@slcgov.com)
 - a. **Planned Development** - The proposed development involves rehabilitating existing structures for seven housing units, and developing 23 new townhome units which includes: a reduced width private street, lots that do not front a public street, and reduced front yard setbacks for two of the townhomes proposed on Reed Ave. which is subject to Planned Development review and Planning Commission approval. Case number: PLNSUB2015-00218
 - b. **Preliminary Subdivision** - Preliminary subdivision request to create 28 buildable parcels, and one common parcel. Case number: PLNSUB2015-00219
3. **Marmalade Townhomes Subdivision and Planned Development at approximately 535 N. Arctic Court** -Everest Builders is requesting approval from the City to develop twelve (12) townhomes on the property located at the above listed address in the Capitol Hill Historic District. ~~The project also requires subdivision and planned development approval.~~ Historic Landmark Commission approved a Certificate of Appropriateness for this project on September 3, 2015. The project also requires subdivision and planned development approval. The Planning Commission has decision making authority in these matters. The site is zoned R-MU (Residential Mixed-Use), and is located in City Council District 3, represented by Stan Penfold. (Staff contact: Lex Traughber, (801)535-6184, or lex.traughber@slcgov.com). Case Numbers PLNSUB2015-00928 & PLNSUB2015-00929

4. **Jefferson Walkway Planned Development at approximately 830 - 836 S. Jefferson Street, and 833 - 839 S. 200 West Street** - Garth Hare, Benchmark Modern, in partnership with the Salt Lake City Redevelopment Agency, is requesting to construct a residential planned development located at the above listed address. The property is zoned FB-UN1 and FB-UN2 Form Based Urban Neighborhood District, and located within Council District 4, represented by Derek Kitchen. (Staff contact: Michael Maloy, AICP, at (801)535-7118 or michael.maloy@slcgov.com)
 - a. **Planned Development** - A planned development request to relocate an existing single-family dwelling, construct 6 new ~~urban homes~~ cottages, a detached dwelling unit, and a mid-block walkway for pedestrian circulation. Case number: PLNSUB2015-00801
 - b. **Preliminary Subdivision Amendment** - A preliminary subdivision amendment request to create seven buildable parcels, and two common parcels. Case number: PLNSUB2015-00919

Legislative Matters

5. **Fine Tuning of Local Historic District Designation Process** - Former Mayor Ralph Becker initiated a text amendment in 2015 to fine tune and clarify regulations regarding the designation of local historic districts in Salt Lake City. Changes proposed are intended to clarify language and to make the designation process more transparent. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The changes would apply citywide. Staff contact is Lex Traugher at (801)535-6184 or lex.traugher@slcgov.com .) Case number PLNPCM2015-00149
6. **Yalecrest-Harvard Heights Local Historic District** - A request to create a new local historic district known as Yalecrest-Harvard Heights. The proposed boundaries of the Yalecrest-Harvard Heights Local Historic District are generally along the north and south sides of Harvard Avenue from 1300 East to 1500 East except homes within the Yalecrest-Normandie Heights Local Historic District. Any owner of real property that is proposed to be rezoned may file a written objection to the inclusion of their property in the proposal within 10 days following the public hearing with the Planning Commission. All written objections will be forwarded to the City Council. The subject district is located in Council District 6, represented by Charlie Luke. (Staff contact: Michael Maloy at (801) 535-7118 or michael.maloy@slcgov.com.) Case number PLNHLC2015-00032.

Petition Initiation

7. The Planning Commission will consider i

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 to amend the zoning map in the Depot District from D-3 (Downtown Warehouse) and

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 (Commercial) to GMU (Gateway Mixed Use) for the Station Center RDA project.

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.