

**AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**451 South State Street**  
**Wednesday, February 10, 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 27, 2016**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

**Administrative Matters**

1. **RoHa Brewing Project at approximately 30 East Kensington** - A request by Robert Phillips for Conditional Use approval to operate a Small Brewery at the above listed address. The proposed operation occupies approximately 5,600 square feet, with 2,800 of it being used as brewing space and the remainder as storage, offices, and a small taproom. The subject property is located in a CC (Corridor Commercial) zoning district and is located in Council District 5, represented by Erin Mendenhall. (Staff Contact: Anthony Riederer at (801)535-7625 or [anthony.riederer@slcgov.com](mailto:anthony.riederer@slcgov.com)) Case number PLNPCM2015-00982
2. **Townes at 7<sup>th</sup> Street Planned Development at approximately 323 and 325 South 700 East** - A request by Wes Graham for approval of a proposed seven unit residential condominium project with reduced front and rear yard building setbacks. This project is being reviewed as a planned development because of the reduced building setbacks. The property is located at the above listed address and is in the RMF-45 zoning district (Residential Multi-family) in Council District 4, represented by Derek Kitchen. (Staff contact: Casey Stewart at (801)535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)) Case number PLNSUB2015-00965

**Legislative Matters**

3. **Central Ninth Lofts Partial Alley Vacation at approximately 150 W. Goltz Ave** - A request by, Alec Harwin representing Soujourn SLC LLC, for a partial alley vacation for a north to south running alley located at the above listed address. The alley divides the property at 1068 S. Jefferson St. in half. The applicant is requesting to construct a multi-family residential building on the property. He is requesting to vacate a portion of the air rights over the alley to allow a pedestrian bridge to be built between two proposed multi-family residential buildings. The alley would remain open to traffic. The Planning Commission is required to make a recommendation to the City Council for alley vacation requests. The adjacent properties are zoned R-MU and RMF-35. The subject property is located within Council District 5, represented by Erin Mendenhall. (Staff contact: John Anderson at (801)535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com).) Case number PLNPCM2015-00918
4. **Hayes Avenue Closure between 1100 West and the Jordan River** - A request by Salt Lake City Parks and Open Space to vacate Hayes Avenue between 1100 West and the Jordan River. This section of Hayes Avenue has never been constructed and is part of the open space that currently exists on the property. The portion of Hayes Ave that is proposed to be closed runs between the Jordan River and 1100 West. The Planning Commission is required to make a recommendation to the City Council on street closures. The project is located in Council District Two represented by Andrew Johnston (Staff contact: Doug Dansie at (801)535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)) Case number PLNPCM2015-00764
5. **Thatcher Chemical Zoning Amendment at approximately 1975 Fortune Road** - A request by Craig Thatcher, on behalf of Thatcher Chemical, for a Zoning Amendment to rezone the property located at the above listed address from M-1 Light Manufacturing to M-2 Heavy Manufacturing, in order to facilitate a loading dock, which would be an expansion of the existing use. A zoning change is required for the use to expand because the use is nonconforming. The zoning ordinance prohibits expansions of nonconforming use. Although the applicant is requesting to change the zoning to M-2, the Planning Commission may consider another zoning district that has similar characteristics. The project is located in Council District 2, represented by Andrew Johnston (Staff contact: Doug Dansie at (801)535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com).) Case number PLNPCM2015-001258

*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](http://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](http://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.*