

FOURTH AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, February 24, 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 FEBRUARY 10, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Salt Lake Swimming and Tennis Club Addition at approximately 2471 South and 1700 East** - A request by Ben Schreiter, architect, for approval of a proposed addition to the Salt Lake Swimming and Tennis Club with a reduced north setback and additional height. This project is being reviewed as a planned development because the applicant is asking for a zero feet (0') north setback and five feet (5') in additional height. The property is located at the above listed address and is in the OS zoning district (Open Space) in Council District 7, represented by Lisa Adams. (Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com) Case Number -PLNSUB2015-01012

2. **Mixed Use Planned Development & Special Exception at approximately 1059 East 900 South** - A request by Richard Martin for approval of a proposed mixed-use project which includes second story addition on an existing building and outdoor dining. Through the Planned Development, a reduced front & corner side yard setback is proposed to accommodate for the Outdoor Dining, reduced side yard building setback of one foot on the interior yard for the building addition. Building height in the RB zoning district is thirty (30') feet. The applicant is seeking five feet (5') in additional height to accommodate an elevator shaft and additional building height for two elevations of the second story addition. Relocation of required front and corner side yard landscaping and additional glazing (50% to 95%) on the south and west elevations. A Special Exception is also being requested for outdoor dining. The property is located in a RB zoning district (Residential Business) in Council District 5, represented by Erin Mendenhall. (Staff contact: Kelsey Lindquist at (801)535-7930 or kelsey.lindquist@slcgov.com) Case Number - PLNSUB2015-01019 and PLNPCM2016-00011

Legislative Matters

3. **Cornell Alley Vacation at approximately 1528 West North Temple** - A request by Power Station Investments, LLC to vacate an " " street located at the above listed address. The alley runs north/south along " " property and east/west through the middle of the property. The alley does not provide access to any other property. The project is located in Council District One represented by James Rogers (Staff contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com) Case Number - PLNPCM2015-00941

POSTPONED

4. **Yalecrest-Hillside Park Local Historic District** - A request to create a new local historic district known as Yalecrest-Hillside Park. The proposed boundaries of the Yalecrest-Hillside Park Local Historic District is located approximately between 1700 East and 1800 East on Laird Avenue, Cornell Circle, and 1300 South. Any owner of real property that is POSTPONED file a written objection to the inclusion of their property in the proposal with POSTPONED 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: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com.) Case Number -PLNHLC2015-00697

5. **Master Plan & Zoning Amendment at approximately 1117 E South Temple** - A request by Tariq Mughal to amend the Salt Lake City Master Plan and Zoning Map for property located at the above listed address. The purpose of the amendment is the construction of a new multi-family dwelling. The property is zoned RMF-35 Medium Density Residential District and the H Historic Preservation Overlay, and located within Council District 3, represented by Stan Penfold. (Staff contact: Michael Maloy, AICP, at (801)535-7118 or michael.maloy@slcgov.com.)
 - a. **Master Plan Amendment** - A request to amend the Future Land Use Map of the Avenues Community Master Plan from Medium-Density 8-20 Units per Gross Acre to High-Density over 20 Units per Gross Acre for property located at 1117 E South Temple Street. Case Number - **PLNPCM2015-00887**
 - b. **Zoning Map Amendment** - A request to amend the Salt Lake City Zoning Map from RMF-35 Moderate Density Multi-Family Residential District to RMU-35 Residential/Mixed Use District for property located at 1117 E South Temple Street. Case Number - **PLNPCM2015-00808**

6. **Hoyt Place Zoning Amendment at approximately 845 W Hoyt Place** - A request by David Robinson, on behalf of multiple property owners, to amend the zoning map for properties on the private street Hoyt Place to SR-3 Special Development Pattern Residential from R-1/5000 and R-1/7000 Single Family Residential. The purpose of the amendment is to allow for more flexible development and accommodate potential residential infill. The subject property is within Council District 2, represented by Andrew Johnston. (Staff contact: J.P. Goates at (801)535-7236 or jp.goates@slcgov.com) Case Number - PLNPCM2015-00301

7. **SLV Health Department Surplus Property Exchange at approximately 610 S 200 E** - A request by Salt Lake City to convey a significant parcel of real estate pursuant to Municipal Code section 2.58.040 located at the above listed address to Salt Lake County. This is part of the Interlocal Cooperation Agreement between Salt Lake City and Salt Lake County dated December 22, 2015. (Staff contact: Christopher Lee at (801)535-7706 or christopher.lee@slcgov.com) Case Number - PLNPCM2016-00049

8. **Sunday Anderson Senior Center Surplus Property Exchange at approximately 868 W 900 S** - A request by Salt Lake City to convey a significant parcel of real estate pursuant to Municipal Code section 2.58.040 located at the above listed address to Salt Lake County. This is part of the Interlocal Cooperation Agreement between Salt Lake City and Salt Lake County dated December 22, 2015. (Staff contact: Christopher Lee at (801)535-7706 or christopher.lee@slcgov.com) Case Number - PLNPCM2016-00050

9. **1000 E Senior Center Surplus Property Exchange at approximately 237 S 1000 E** - A request by Salt Lake City to convey a significant parcel of real estate pursuant to Municipal Code section 2.58.040 located at the above listed address to Salt Lake County. This is part of the Interlocal Cooperation Agreement between Salt Lake City and Salt Lake County dated December 22, 2015. (Staff contact: Christopher Lee at (801)535-7706 or christopher.lee@slcgov.com) Case Number - PLNPCM2016-00051

10. **Liberty Senior Center Surplus Property Exchange at approximately 251 E 700 S** - A request by Salt Lake City to convey a significant parcel of real estate pursuant to Municipal Code section 2.58.040 located at the above listed address to Salt Lake County to Salt Lake County. This is part of the Interlocal Cooperation Agreement between Salt Lake City and Salt Lake County dated December 22, 2015. (Staff contact: Christopher Lee at (801)535-7706 or christopher.lee@slcgov.com) Case Number - PLNPCM2016-00052

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.