

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, March 23, 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 MARCH 9, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Conditional Use for Masjid Al-Noor Mosque at approximately 740 S 700 E** - Kimly Mangum, architect on behalf of the property owner, is requesting a Conditional Use Approval to construct a place of worship on lots less than 4 acres in size located at the above listed. The subject property is located in an RMF-35 (Moderate Density Residential Multi Family) zoning district and is located in Council District 4, represented by Derek Kitchen. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number **PLNPCM2015-00968**

Legislative Matters

2. **Cornell Alley Vacation at approximately 1528 West North Temple** - Power Station Investments, LLC is requesting to vacate an alley adjacent to Cornell Street located at the above listed address. The alley runs north/south along the western edge of the 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**
3. **Public Safety Building Land Transfer at approximately 315 East 200 South** - Dan Rip, Salt Lake City Property Management, is requesting authorization for the conveyance of a significant parcel of real estate pursuant to City Code 2.58.040. The property is the former public safety building located the above listed address. The sale of the building is preceding though an RFP (Request for Proposal) process administered by Salt Lake City Real Property Management, who is in negotiation with a private developer to restore the historical building, built in 1958, and construct additional housing. The project is, located in Council District Four represented by Derek Kitchen (Staff contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com.) Case number **PLNPCM2016-00066**
4. **Adding Community Recreation Center as a Conditional Use in RMF-35** - The Good Samaritan Foundation is requesting to amend the Land Use Table to allow Community Recreation Centers as a Conditional Use in the RMF-35 (Residential Multi-Family, Medium Density) zoning district. The amendments will affect section 21A.33.020 of the zoning ordinance. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Staff Contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number **PLNPCM2015-00775**
5. **Street Closure at approximately 800 N 800 W** - The Good Samaritan Foundation is requesting to close a section of street located at the above listed address to allow for the development of a new Rose Park Refugee and Immigration Neighborhood Center. The subject property is located in the RMF-35 (Residential Multi-Family, Medium Density) zoning district and is within Council District 3, represented by Stan Penfold. (Staff Contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number **PLNPCM2015-00462**
6. **Beck Rezone at approximately 1932 N. 2200 West** - Jeff Beck is requesting approval from the City to rezone approximately 18.39 acres from AG-2 (Agricultural District) to BP (Business Park). 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 property is located within Council District 1, represented by James Rogers. (Staff contact: Maryann Pickering at (801)535-7660 or maryann.pickering@slcgov.com). Case number **PLNPCM2016-00007**

7. **Cornell Station Area Zoning Map Amendment, Alley Vacation and Street Closure for the properties located at approximately 211-251 N. Cornell Street** - Peter Corroon, representing Little Diamond Housing, LLC is requesting that the City amend the zoning map for seven parcels, vacate the platted alleys, and, close a platted but non-existing segment of Stewart Avenue through the properties. These requests are part of a proposal to develop multi-family housing on the subject parcels. Currently the properties contain 2 single-family residences and the undeveloped street and alleys. The current zoning does not permit multi-family housing. The alleys and street would be incorporated into a new development and would be sold if the proposal is approved by the City Council. The property area, including the alleys and street encompasses approximately 1.57 acres (68,432 square feet) total. The project area is located within Council District 1, represented by James Rogers. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.)
 - a. **Zoning Map Amendment** - The petitioner is requesting to amend the zoning map designation of the property parcels, adjacent alleys and street segment from BP (Business Park) to the TSA-MUEC-C Zoning District (Transit Station Area Mixed Use Employment Center Station Core). Although the applicant has requested that the properties be rezoned from BP to TSA-MUEC-C, consideration may be given to rezoning the properties to another zoning district with similar characteristics. Case number **PLNPCM2015-00824**
 - b. **Alley Vacation** - The petitioner is requesting the City vacate and close the platted but undeveloped alleys located around the subject properties so the area can be incorporated into a proposed multi-family residential project as private property. The alleyways encompass approximately 11,500 square feet (0.26 acres) of property. Case number **PLNPCM2015-01002**
 - c. **Stewart Avenue Street Closure** - The petitioner is requesting the City close a platted segment of Stewart Avenue that exists on paper only. This undeveloped street segment is located just north of the property located at 211 N. Cornell Street. It runs from Cornell Street to the west for a distance of approximately 200 feet and contains approximately 11,500 square feet (0.26 acres) of public property which would be incorporated into a proposed multi-family residential project as private property. Case number **PLNPCM2016-00079**

8. **Master Plan & Zoning Amendment at approximately 1117 E South Temple Street** - Tariq Mughal is requesting to amend the Salt Lake City Master Plan and Zoning Map for property located at the above address. The purpose of the amendment is to facilitate construction of a new 14 unit apartment building. The property is zoned RMF-35 Moderate Density Multi-Family Residential District, 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**

9. **Appeal of Special Exception Decision at approximately 1724 E 2700 S** - Amir Cornell, owner of the property located at the above listed address, has filed an Appeal of the Findings and Order issued for Special Exception PLNPCM2015-01034. The Special Exception was meant to resolve height, use, and design issues associated with an existing garage that was not built to approve plans. It was determined that the garage can remain if a permit is pulled and certain alterations are made. City ordinance allows up to 720 square feet of accessory structures on a property. The footprint of the shed and the garage exceeds 720 Square feet. The approved special exception required the removal of the smaller shed so that the total square footage of all accessory buildings on the property is 720 square feet or less. The appellant contends that he received approval from a City employee for both buildings although no records or approved plans support his claim. (Staff contact: Chris Lee at 801.535.7706 or chris.lee@slcgov.com.) Case number **PLNPCM2015-01034**

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.