

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, April 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 MARCH 23 AND APRIL 13, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **AC Hotel and PEG Apartment Conditional Building and Site Design Review at approximately 219 and 243 West 200 South** – Kevin Perry, representing AC Marriot Hotels and PEG Development, is requesting approval from the City for additional height (109 feet for the hotel and 85 feet for the apartment building, rather than the typical limit of 75 feet) on two separate buildings at the above listed properties. Currently the land is occupied by storage and small business buildings, and the property is zoned D-4 (Secondary Central Business District). This type of project must be reviewed as a Conditional Building and Site Design Review. The subject property is within Council District 4, represented by Derek Kitchen. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com) **Case number PLNPCM2016-00118**
2. **Bangerter Crossing Lot 17 Industrial Park Planned Development at approximately 3955 W Ninigret Drive** – A request by Shawn Eaton of Aeurbia Architects, representing the property owner Clarius Partners, for a Planned Development on the parcel listed above to construct an industrial park consisting of four principal buildings that will house warehouse and office uses. The applicant requests to modify zoning regulations that prohibit more than one primary structure per lot. The project is being reviewed as a Planned Development. The property is located in the M-1 (Light Manufacturing) zoning district in Council District 2, represented by Andrew Johnston. (Staff contact: Chris Lee at 801-535-7706 or chris.lee@slcgov.com) **Case Number PLNSUB2016-00109**

Legislative Matters

3. **Master Plan Amendment and Zoning Amendment at approximately 3120 S Richmond Street** - A request by Robert Wilde, representing the property owner Allen Pour Sohrab Family Trust, to amend the zoning map and Sugar House Master Plan for the property listed above. The purpose of the amendments is to facilitate construction of a strip mall on the property. The property is currently zoned RO (Residential/Office) and is located within Council District 7, represented by Lisa Adams. (Staff contact: Daniel Echeverria at 801-535-7165 or danielecheverria@slcgov.com) **Case Numbers PLNPCM2016-00073 & 00074**
 - a) **PLNPCM2016-00074 Master Plan Amendment** – A request to amend the Future Land Use Map of the Sugar House Master Plan from “High Intensity Mixed-Use” to “Low Intensity Mixed-Use” for the property at 3120 S Richmond Street.

- b) **PLNPCM2016-00073 Zoning Map Amendment** – A request to amend the Salt Lake City Zoning Map from RO (Residential Office) to CB (Community Business) for the property at 3120 S Richmond Street. The property owner intends to develop a strip mall which could include retail uses. Retail sales or service uses are not allowed on the property under the current zoning of RO. Such uses are allowed in the proposed CB zone. Although the applicant has requested that the properties be rezoned from RO to CB, consideration may be given to rezoning the property to another zoning district with similar characteristics.
4. **Lincoln Elementary Expansion Master Plan Amendment, Zoning Map Amendment, Alley Vacation and Lot Consolidation** - Requests by the Salt Lake City School District to amend the Central Community Master Plan and Salt Lake City Zoning Map to vacate a portion of an alley and consolidate adjacent properties already owned by the school district near Lincoln Elementary which is located at 1085 S Roberta Street. The purpose of the requests is to facilitate the replacement of the existing Lincoln Elementary School. The properties affected are 1069 S 200 East, 1110 S 300 East, and 1064, 1070, 1063 and 1071 S Roberta Street. The properties are located within Council District 5, represented by Erin Mendenhall. (Staff contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com) **Case Numbers PLNPCM2016-00095, 00094, 00096, and PLNSUB2016-00114**
- a) **PLNPCM2016-00095 Master Plan Amendment** – A request to amend the Future Land Use Map of the Central Community Master Plan from Low Density Residential to Institutional on the properties in question.
- b) **PLNPCM2016-00094 Zoning Map Amendment** – A request to amend the Salt Lake City Zoning Map from R-1/5000 Single Family Residential to PL Public Lands for the properties in question.
- c) **PLNPCM2016-00096 Alley Vacation** - An application to vacate a portion of a north to south running alley that extends south from Herbert Avenue into the school district property. The alley is located in the block bounded by Roberta Street, 300 East and Herbert Avenue. The only portions of the alley that are proposed to be closed are those adjacent to the school district property. The remaining portions would continue to be open for use.
- d) **PLNSUB2016-00114 Lot Consolidation** – A request to consolidate the properties in question that are adjacent to the existing school with the larger school property at 1085 S Roberta Street in order to create a single piece of property. The school district currently owns all of the properties in question.

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.