

**THIRD AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**451 South State Street**  
**Wednesday, September 14, 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 AUGUST 24, 2016**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

1. **REHEARING (due to noticing error) - Regent Street Hotel Design Approval Time Extension**  
- A time extension is requested by the Applicant of the previously approved Regent Street Hotel Conditional Building and Site Design approval for the proposed project as the Zoning Ordinance requires that any structure in the CSBHD1 Sugar House Business District that exceeds 50 feet or 20,000 square feet must be approved through this process. Case number **PLNPCM2015-00847**  
**Original Approval was for 2 years not 1 year therefore, no action is required by the Planning Commission at this time.** (Staff contact: Molly Robinson at (801) 535-7261 or molly.robinson@slcgov.com.) Case number **PLCPCM2015-00463**

**PUBLIC HEARINGS**

**Administrative Matters**

2. **REHEARING (due to noticing error) - Sugarmont Apartments at approximately 2189 S McClelland Avenue** - A request by Jeff Vitek, representing Boulder Ventures, for the approval of a Planned Development and Conditional Building and Site Design in order to construct a 352 unit multi-family residential development at the above listed address. The property is located in the CSHBD1 Sugar House Business District. The properties are located within Council District 7, represented by Lisa Adams. (Staff Contact: John Anderson at (801)535-7214, or john.anderson@slcgov.com)
  - a. **Conditional Building and Site Design** - The applicant has made a request for Conditional Building and Site Design approval for the proposed project as the Zoning Ordinance requires that any structure in the CSBHD1 Sugar House Business District that exceeds 50 feet or 20,000 square feet must be approved through this process. Case number **PLNPCM2015-00847**
  - b. **Planned Development** - The applicant has also made a request to modify two requirements of the Zoning Ordinance. These modifications must be approved as a Planned Development. The two requests would only affect a portion of the south facade of a building located near the intersection of McClelland Street and Sugarmont Drive. The first request is to exceed the maximum front yard setback along Sugarmont Drive. The second request is that the building not be required to step back the building facade 15 feet after it rises higher than 30 feet in height. Case number **PLNPCM2016-00511**

## Legislative Matters

3. **Richards Street Condos Planned Development and Conditional Building & Site Design Review at approximately 38 W 1700 South** – James Alfandre, is requesting approval from the City to develop a proposed 32-unit condominium project at the above listed address. The applicant is requesting Planned Development approval for moderation of certain required zoning standards related to side yard setbacks, building height, grade changes and parking. The development also requires Conditional Building and Site Design Review for certain height, setback, and ground floor glass requirements. Currently the four parcels contain three abandoned single family structures and a vacant lot. The properties are zoned CB Community Business District and CC Corridor Commercial District. The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: JP Goates at (801)535-7236 or [jp.goates@slcgov.com](mailto:jp.goates@slcgov.com).)
  - a. **Planned Development** – The requested Planned Development approval is for relaxation of certain requirements including an additional five feet of height to 35 feet in the CB district, less than 15 foot side yard setback in the CC district, grade changes over four feet in a required yard, and application CB parking requirement for units lying in the CB and CC districts. Case number: **PLNSUB2016-00421**
  - b. **Conditional Building & Site Design (CBSD) Review** – The applicant is also requesting approval through the CBSD process for 35 feet in height in the CC district, building gross square footage over 15,000 square feet, and ground floor glass that is less than 25%. Case number: **PLNPCM2016-00422**
4. **Alley Closure at approximately 25 S 1000 W** - Justin Ellis, representing Freeman Ventures LLC which owns the parcel at the above listed address, is requesting the closure of an alley located along the north property line of his parcel and also adjacent to ten other parcels. The alley closure will be accomplished via a lease agreement between the applicant and the City with the City maintaining ownership of the alley and the utilities beneath it. The City will be able to access the alley for maintenance and repair of the utilities. The Planning Commission is required to transmit a recommendation to the City Council for alley closure requests. (Staff contact: Christopher Lee (801)535-7706 or [christopher.lee@slcgov.com](mailto:christopher.lee@slcgov.com).) Case number: **PLNPCM2016-00368**
5. **Mick Riley Golf Course Surplus Property Exchange at approximately 473 E Vine Street** - Salt Lake City seeks to convey nine significant parcels of real estate located within the Mick Riley Golf Course at the address listed above to Salt Lake County, pursuant to Municipal Code section 2.58.040. This is part of the Interlocal Cooperation Agreement between Salt Lake City and Salt Lake County dated December 22, 2015. The purpose of declaring the property surplus is so that the City can complete a land exchange with Salt Lake County. The City would be exchanging this land for other County owned land that has been deemed more useful for City purposes. (Staff contact: Christopher Lee (801)535-7706 or [christopher.lee@slcgov.com](mailto:christopher.lee@slcgov.com).) Case number: **PLNPCM2016-00053**
6. **Small Scale Food Production Text Amendment** - A request by the City Administration to create a definition(s) and land use classification(s) for small scale food production uses, such as commissary kitchens and artisan food production. As part of this project the city is also reviewing whether the proposed uses are compatible with other uses allowed in the commercial and other related zoning districts. The purpose of this proposed change is to support locally owned businesses and smaller scale food production in the City. The proposed changes might affect sections 21A.33 Land Use Tables and 21A.62 Definitions. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Tracy Tran at (801)535-7645 or [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com).) Case number: **PLNPCM2015-00819**

*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.*