

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, February 25, 2015, 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 11, 2015

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Legislative Matters

1. **Rezone and Master Plan Amendment at approximately 563 & 567 East 600 South** - Kristen Clifford, representing the property owner Ernesto Gutierrez, is requesting that the City amend the zoning map for the two subject properties and associated future land use map designation for the 563 E 600 S property. The 563 E 600 S property (.16 acres) is currently zoned RMF-35 (Moderate Density Multi-Family Residential) and the 567 E 600 S property (0.06 acres) is zoned CN (Neighborhood Commercial). The applicant is requesting that the City rezone the 563 E 600 S property from RMF-35 to MU (Mixed Use) and amend the associated future land use map from "Medium Density Residential" to "Medium Density Residential Mixed Use." The applicant is also requesting that the City rezone the 567 E 600 S property from CN to MU, Mixed Use. Both properties are located in the Central City Local Historic District and subject to the H Historic Preservation Overlay. The 563 E 600 S property is currently occupied by a historically contributing duplex and a parking lot. The 567 E 600 S property is currently occupied by a noncontributing commercial retail building. This type of project requires a Zoning Map and Master Plan Amendments. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com.) Case Numbers PLNPCM2014-00832 & PLNPCM2014-00833
 - a. **Zoning Map Amendment**- The petitioner is requesting to amend the zoning map designation of the 563 E 600 S property from RMF-35 to MU and the 567 E 600 S property from CN to MU. The intent of the proposed rezone is to more fully utilize the entire properties for future development. Although the applicant has requested that the property be rezoned to the MU zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. (Case number PLNPCM2014-00832)
 - b. **Master Plan Amendment** - The associated future land use map in the Central Community Master Plan currently designates the 563 E 600 S property for "Medium Density Residential;" The 567 E 600 S property is currently designated for "Medium Density Residential Mixed Use." The petitioner is requesting to amend the future land use map so that the 563 E 600 S property is designated as "Medium Density Residential Mixed Use." (Case number PLNPCM2014-00833)
2. **Forest Dale Golf Course Rezone and Master Plan Amendment at approximately 2425 South 900 East** - James Rich, representing Salt Lake City Corporation, is requesting that the City amend the zoning map and associated future land use map for a portion of the Forest Dale Golf Course property located at 2425 South 900 East. The property parcel (61.1 acres) is currently zoned OS (Open Space). The applicant is requesting that a 0.86 acre portion be rezoned to PL-2 (Public Lands) in order to allow a new Sugar House Fire Station to be built on the property. The property is currently being used for salt storage by the City. This type of project requires a Zoning Map and Master Plan Amendment. The subject property is within Council District 7, represented by Lisa Adams. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case Numbers PLNPCM2014-00881 & PLNPCM2014-00882
 - a. **Zoning Map Amendment** - The petitioner is requesting to amend the zoning map designation of the subject property from OS to PL-2. The intent of the proposed rezone is to allow a new Sugar House Fire Station to be built. A separate Conditional Use permit approval would be required at a later time to allow for a fire station. That application is pending and will be heard separately at a future meeting of the Planning Commission. (Case number PLNPCM2014-00881)
 - b. **Master Plan Amendment** - The associated future land use map in the Sugar House Master Plan currently designates the property as "Parks & Open Space." The petitioner is requesting to amend the future land use map so that the subject property is designated as "Institutional and Public Lands" (Case number PLNPCM2014-00882)

3. **Downtown & Gateway Master Plan Update** - Planning Staff is recommending changes to the Draft Downtown Community Plan that the Planning Commission recommended for adoption on August 27, 2014. Mayor Ralph Becker is proposing an extensive update to the Downtown Master Plan for property located within or near the boundaries of North Temple, 200 East, 1000 South, and Interstate 15. The proposed Downtown Master Plan will replace the existing Downtown Master Plan, Gateway District land Use and Development Master Plan and the Gateway Specific Master Plan. The Planning Commission is required to make a recommendation to the City Council. The City Council will make a decision to adopt, adopt with changes or not adopt the proposed master plan. A copy of the proposed Downtown Master Plan can be found on the project website project website. A printed copy can be provided by contacting the staff indicated below. The subject property is within Council Districts 3, 4, and 5, represented by Stan Penfold, Luke Garrott, and Erin Mendenhall. (Staff contact: Molly Robinson at (801)535-7261 or molly.robinson@slcgov.com.) Case number PLNPCM2013-00768

4. **Park Strip Landscaping** - The Salt Lake City Council is requesting the City amend the waterwise/park strip landscaping related ordinances in Title 21A-the Salt Lake City Zoning Ordinance. The proposal specifically lists review of the allowable limit to plant height, assurance that water is being adequately provided to street trees in the park strip and to consider possible educational outreach. The proposed changes would apply city wide. (Staff contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com.) Case number PLNPCM2014-00194.

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.