

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, March 9, 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 24, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Briefing

TSA Zoning on 400 South – Staff will give a report on the effects of the TSA Zoning on 400South.

PUBLIC HEARINGS

Administrative Matters

1. **McClelland Enclave at approximately 546 S. McClelland Drive** – A request by Jacob Ballstaedt, Garbett Homes, for approval to develop a new six lot subdivision at the above listed address. Currently the land is used for residential purposes and is zoned SR-3 (Special Development Pattern Residential District). This type of project requires Subdivision and Planned Development review. The subject property is within Council District 4, represented by Derek Kitchen. (Staff contact: Maryann Pickering at (801)535-7660 or maryann.pickering@slcgov.com)
 - a. **Preliminary Subdivision**-In order to build the project noted above, a preliminary subdivision is required to create six lots and a private street as part of the development. Case number **PLNSUB-2015-00358**.
 - b. **Planned Development** -In order to build the project noted above, a Planned Development is required for the subdivision to have a private street and to reduce the setbacks for some of the proposed lots in the subdivision. Case number **PLNSUB2015-00567**.

2. **Merrill Residence Planned Development & Height Special Exception at approximately 214 East 10th Ave** – A request by David and Colleen Merrill for approval to reduce the front yard setback and increase the allowed height of a new single family residence at the above listed address. Currently the land is occupied by one single family dwelling, which would be demolished. This type of project must be reviewed as a Planned Development and Special Exception. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com.) Case numbers PLNSUB2015-00965 and PLNPCM2016-00004

3. **Appeal of Special Exception Decision at approximately 1724 E 2700 S** –Amir Cornell, property owner, 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 the approved plans. It was determined that the garage could 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)53-7706 or chris.lee@slcgov.com.) Case Number PLNPCM2015-01034

Legislative Matters

4. **Trolley Square Ventures Zoning Map Amendment** - A request by Douglas White, representing the property owner Trolley Square Ventures, LLC, to amend the zoning map for the following seven properties: 644 E 600 S (Parcel #16-06-481-019), 603 S 600 E (Parcel #16-06-481-001), 652 E 600 S (Parcel #16-05-353-001), 658 E 600 S (Parcel #16-05-353-002), 664 E 600 S (Parcel #16-05-353-003), 628 S 700 E (Parcel #16-05-353-016), 665 E. Ely Place (Parcel #16-05-353-014). The subject parcels are currently zoned RMF-45 (Moderate/High Density Multi-Family Residential District), RMF-30 (Low Density Multi-Family Residential District) and SR-3 (Special Development Pattern Residential District). The applicant is requesting that the properties be rezoned to FB-UN2 (Form Based Urban Neighborhood District) with the intent to redevelop the site in the future as a mixed-use (residential & commercial) development. The properties are located within City Council District 4 represented by Derek Kitchen. (Staff Contact: Lex Traugher, (801) 535-6184 or lex.traugher@slcgov.com) Case Number PLNPCM2015-00031
5. **Master Plan and Zoning Map Amendment at approximately 1964 S 900 E** – A request by Cottonwood Residential to amend the master plan and zoning map designation of eight properties near the intersection of Ramona Avenue and 900 E. The intent of the proposal is to consolidate the parcels into one and then construct a multi-family residential development. The applicant proposes to rezone the subject properties from RMF-35 (Moderate Density Multi-family Residential) to R-MU-45 (Residential/Mixed Use) to allow for structures up to 45' tall and allow more apartments. The subject properties are currently residential uses ranging from a single family home to multi-family buildings. The Planning Commission may consider other zoning designations that are equal or less intense to what is being proposed. (Staff contact: Chris Lee at (801)535-7706 or chris.lee@slcgov.com.) Case numbers PLNPCM2015-00956 and PLNPCM2015-00957

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.