

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

451 South State Street

Wednesday, January 11, 2017, at 5:30 p.m.

(The order of the items may change at the Commission's discretion.)

FIELD TRIP - The field trip is scheduled to leave at 4:00 p.m.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 118 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 DECEMBER 14, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Silverhawk Special Exceptions at approximately 68 E Columbus Court** - A request by Tom Hasleton, Silverhawk Enterprises, for a special exception to permit additional building height, wall height, grade changes and retaining walls for property located at the above listed address. The proposed building height at its greatest point will be approximately 29 feet 8 inches. The proposed wall height at its greatest point will be approximately 26 feet 9 inches. The proposed grade changes and retaining walls at the greatest point will be approximately 12 feet 9 inches. Currently the property is vacant and zoned R-2 (Single- and Two-Family Residential District). The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Michael Maloy, AICP, at (801)535-7118 or michael.maloy@slcgov.com.) Case number **PLNPCM2016-00793**
2. **POSTPONED - Harmons Brickyard Fuel Center Planned Development at approximately 3200 South Richmond Street** - A request by Kristen Voros of Design Sequence representing the property owner of Harmons is requesting approval for a new Fuel Center at the Harmons Brickyard store located at the above listed address. The property is zoned CS – Community Shopping and is located within Council District 7, represented by Lisa Adams. The CS zoning district requires Planned Development approval for all new uses and additions. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com) Case number **PLNSUB2016-00838**
3. **Planned Development at approximately 45-53 South 600 West** - A request by Gary Hassenflu to construct the West Gateway Commons. The development is a proposed market rate multi-family development to be located at the above listed address. This site is just west of the Gateway retail/office and residential development. The development would consist of a U-shaped 5-story building of studio, one, and two-bedroom units. The site is 0.90 acres, it is proposed to have approximately 100 units, community room, exercise room and ground level office space facing the street (garage level). The subject property is located in the GMU (Gateway Mixed Use) zoning district and is within Council District 4 represented by Derek Kitchen. (Staff Contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com) Case Number **PLNSUB2016-00835**

BRIEFING ONLY – NO PUBLIC HEARING

4. **Northwest Quadrant Zoning** – Staff will brief the Planning Commission on the proposed zoning text amendments for the Northwest Quadrant, which may include changes to the M-1 light industrial zoning district, lowland conservancy overlay district, the AG agricultural district and other related sections of the zoning ordinance related to the area north of I-80 and west of the Salt Lake City International Airport. The changes will be consistent with the recently adopted Northwest Quadrant Master Plan.

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/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.