

## **AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**

**In Room 326 of the City & County Building**

**451 South State Street**

**Wednesday, November 8, 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.

1. **Open Meeting Training** – Mr. Paul Nielson, Senior City Attorney, will conduct a training on the Open Meeting Act.

### **PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326**

**APPROVAL OF MINUTES FOR OCTOBER 25, 2017**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

1. **Extension for Central 9th Row Houses at approximately 912-916 Jefferson Street** - Peter Corroon is requesting to extend an approval of a Planned Development to construct four row houses located at the above listed address. The subject property is located in a FB-UN2 (Form Based Urban Neighborhood) zoning district and is located in Council District 4, represented by Derek Kitchen. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com). Case number: **PLNSUB2016-00582 PLNSUB2016-00581**

### **PUBLIC HEARINGS**

2. **The Exchange Zoning Map Amendment at approximately 475 S 300 East** - The Salt Lake City Real Estate Services Division is requesting to amend the zoning map for property located at the above listed address. The proposal would rezone the northernmost 100 feet (approximate) of the property from PL-2 (Public Lands 2) to TSA-UC-C (Transit Station Area-Urban Center Station-Core). The rezone to TSA-UC-C is intended to accommodate future private development on the property north of the mid-block street People's Way and to allow for uses such as outdoor dining and mobile food trucks to take place on and along People's Way to help activate the space. The current PL-2 zoning is generally intended for public facilities and has a limited list of allowed uses that would not accommodate such uses or private development. The associated private development is currently proposed to be nine stories in height and include ground floor commercial spaces with 288 residential units above. Currently the land is occupied by a midblock street and a small accessory building. Although the applicant has requested that the property be rezoned to the TSA-UC-C zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is located in Council District 4, represented by Derek Kitchen. (Staff contact: Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com). Case number: **PLNPCM2017-00773**

3. **Mixed Use Development at approximately 100 S, 200 W, 200 S, and 300 W, known as Block 67** - The Richie Group, applicant is seeking to develop 6.45 acres in downtown for a mixed-use project that includes 656 apartments in multiple buildings, a 271-key hotel, and an office tower. The site is located southeast of the Vivint Smart Home Arena and southwest of the Salt Palace on the block bounded by 100 S, 200 W, 200 S, and 300 W, known as Block 67. The applicant envisions the project as an entertainment district that links the activities of the Arena and the Gateway to the Central Business District. (Staff contact: Doug Dansie at (801)535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com).)
- a. **Planned Development** for multiple buildings on a single property and 5' additional feet in height. Case number **PLNSUB2017-00418**
  - b. **Zoning Map Amendment** (rezone) from D-4 Downtown Secondary Business District to D-1 Central Business District for a portion of the site (location of the Royal Wood Plaza/U.S. Post Office). Case number: **PLNPCM2017-00419**
  - c. **Design Review** for building heights exceeding the 75' threshold and other design standard modifications.
  - d. **Conditional Use** for a commercial parking structure at 131 S 300 W. Case number: **PLNPCM2017-00448**

*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](http://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](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.*