

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, December 13, 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 NOVEMBER 29, 2017

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Zoning Map Amendment at approximately 744 West Jackson Avenue** - Rod and Jeri Olsen, property owners, are requesting a zoning map amendment for their property at the above listed address. The property is currently split-zoned between SR-1(Special Development Pattern Residential) zoning district on the north portion and TSA-UN-T (Transit Station Area Urban Neighborhood Transition Area) zoning district where the property fronts on Jackson Avenue. The applicant is requesting to amend the zoning map designation for a portion of the property from SR-1 to TSA-UN-T in order to make the parcel zoning uniform. The property is located within Council District 2, represented by Andrew Johnston. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case number: **PLNPCM2017-00709 (Legislative matter)**
2. **The Edith Planned Development at approximately 1710 S. West Temple** - CW Urban, represented by Jake Williams, is requesting approval for a Planned Development to develop several properties located at the above listed address. The proposed development would consist of 23 townhomes. The development is required to receive Planned Development approval, due to a lack of street frontage for 9 of the proposed units and a reduction in the rear yard setback along the south property line. The subject property is located in the RMU-45 (Residential Mixed Use) zoning district within Council District 5, represented by Erin Mendenhall. (Staff Contact: John Anderson (801)535-7214 or john.anderson@slcgov.com.) Case number: **PLNSUB2017-00789 (Administrative matter)**
3. **Book Cliffs Lodge Conditional Building and Site Design Review at approximately 1149 S West Temple** - The Housing Authority of Salt Lake City, represented by Joe Post, is requesting approval of a Conditional Building and Site Design Review application to develop a 54 unit apartment building located at the above listed address. The proposed development would be approximately 45 feet in height with a varied parapet up to five additional feet. The proposed 15 feet of additional height requires Conditional Building and Site Design Review approval. The subject property is located with the CC (Corridor Commercial) zoning district. The property is located within Council District 5, represented by Erin Mendenhall. (Staff Contact: JP Goates (801)535-7236 or jp.goates@slcgov.com.) Case number: **PLNPCM2017-00708 (Administrative matter)**

4. **Block 67 Zoning Map Amendment at approximately 230 W 200 S** -The Richie Group (applicant) is seeking to develop 6.45 acres in downtown for a mixed-use project developed in multiple phases. 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 is requesting a zoning change from D-4 Downtown Secondary Business District to D-1 Central Business District for development of a new office, apartment and hotel complex as part of a larger development approved by the Planning Commission on November 8, 2017. The City Council has the final decision making authority for the Zoning Amendment. The property is located within Council District 4, represented by Derrick Kitchen. (Staff contact: Molly Robinson at (801) 535-7261 or molly.robinson@slcgov.com OR Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com) Case number: **PLNPCM2017-00420 (Legislative matter)**

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.