

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

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

APPROVAL OF MINUTES FOR JANUARY 25, 2017

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Madison Park Planned Development and Subdivision at approximately 1008 South 1100 East** - The applicant, ALMS Holding, is proposing to redevelop the site located at the above listed address. The site currently contains two four-unit residential structures. The applicant is seeking to demolish the existing multi-unit housing and construct 7 new single-family homes. The subject property is approximately 35,719 square feet in size and is located within the R-1/5000 (Single-Family Residential District). It is located in Council District 5, represented by Erin Mendenhall. (Staff Contact: Kelsey Lindquist at (801)535-7930 or Kelsey.lindquist@slcgov.com)
 - a. **Planned Development** - The planned development request includes approval for 7 new single-family lots that do not front a public street and are accessed from a private drive. The applicant is requesting a decrease in the lot width and minimum lot square footage, as well as decreasing the front yard and interior side yard requirements. Additional modifications include, a reduction in two rear yard requirements, additional lot coverage and a modification to allow a tandem parking stall partially located within the front yard. Case number **PLNSUB2016-00914**
 - b. **Preliminary Subdivision Plat** - The proposed development is seeking Preliminary Subdivision approval to create 7 new lots. Case number **PLNSUB2017-00040**

Legislative Matters

2. **Okland Construction Rezone and Master Plan Amendment at approximately 1978 South West Temple** - Okland Construction Company is requesting the City amend the zoning map and associated future land use map for a portion of their property located at the above listed address. The requests are part of an effort to expand the existing office and parking to meet company needs. The property is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.)
 - a. **Master Plan Amendment** - The associated future land use map in the Central Community Master Plan currently designates the subject portion of the property as "Medium Density Residential" while the remainder of the property is designated as "Medium Residential/Mixed Use." The petitioner is requesting to amend the future land use map so that the entire property is designated as "Medium Residential/Mixed Use". Case number **PLNPCM2016-00936**
 - b. **Zoning Map Amendment** - The property is currently split-zoned between RMF-35 (Moderate Density Multi-Family Residential) on the west portion and CG (General Commercial) zoning on the east portion. The petitioner is requesting to amend the zoning map designation for the eastern portion of the property parcel from RMF-35 to CG zoning. This would make the parcel zoning uniform and would allow the office and parking expansion, uses which are not allowed in the current RMF-35 zoning district. Case number **PLNPCM2016-00935**
3. **Regulation Changes for Open Space and Similar Uses** - Salt Lake City is requesting amendments to the Zoning Ordinance relating to the regulations of open space and other similar uses. The amendments include text changes that address issues relating to development standards, update to the use tables, definitions and sign regulations relating to park, adaptive reuse, urban farming, open space and public facility uses. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The proposed regulation changes will affect various sections of the zoning ordinance. (Staff contact: Cheri Coffey at (801)535-6188 or cheri.coffey@slcgov.com.) Case number **PLNPCM2010-00406**

Work Session

4. **Homeless Resource Center Zoning Regulations** - Salt Lake City is requesting to amend the zoning ordinance to (1) define what a homeless resource center is, (2) add homeless resource center as a conditional use in zoning districts that currently permit homeless shelters, and (3) establish qualifying provisions that mitigate potential adverse impacts of homeless resources centers. The amendment will affect chapter 21A.36, and sections 21A.33.030, 21A.33.050, 21A.60.020, and 21A.62.040 of the zoning ordinance. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy, AICP at (801)535-7118 or michael.maloy@slcgov.com.) Case number **PLNPCM2016-00910**

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.