

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 315 of the City & County Building
451 South State Street
Wednesday, March 22, 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 MARCH 8, 2017

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Planned Development and Preliminary Subdivision located at approximately 824, 826, 830 South West Temple** - A request by CW The Ruby LLC to construct The Ruby: A proposed twelve unit townhome style multifamily development to be located at the above listed address. The planned development would have four buildings, consisting of three attached, side by side, units in each single building. Two buildings will face West Temple; two buildings will be located to the rear of the street facing buildings and be without street frontage. The site is approximately 0.40 acres located in the FB-UN2: Form Based Urban Neighborhood 2 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 **PLNSUB2017-00047 and PLNSUB2017-00129**

2. **The Other Side Academy Conditional Use for Large Group Homes and Office Use at approximately 45 S, 50 S, and 54 S 700 East, and 667 E 100 South** – A request by Soren Simonsen, representing The Other Side Academy, for approval from the City for a large group home that provides pro-social and life skill training to individuals who commit to a two-year residency. The petitioner is requesting to serve approximately 120 persons in total across the above addresses. Residents are required to stay for a minimum of 2 years, though some may stay longer until they feel ready to re-enter society. The Academy's model is a "learning by doing" approach to rehabilitation that allows residents to have a hands-on experience running businesses. The proposal also includes a request to approve a portion of the building at 667 E 100 South for office use through the "Adaptive Reuse of a Landmark Site" conditional use. The subject properties are zoned RMF-35 (Moderate Density Multi-family Residential District) and RMF-45 (Moderate/High Density Multi-family Residential District.) The subject properties are located within Council District 4, represented by Derek Kitchen. (Staff Contact: Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com.) Case numbers **PLNPCM2016-01020, -01021, -01023, & -01024.**

Legislative Matters

3. **Homeless Resource Center Zoning Regulations** – A request by Salt Lake City to amend the zoning ordinance to (1) define what a homeless resource center is, (2) add homeless resource center as a conditional use in the General Commercial District (CG), Downtown Support District (D-2), and Downtown Warehouse/Residential District (D-3), and (3) establish qualifying provisions that mitigate potential adverse impacts of homeless resources centers and homeless shelters. The amendment will affect chapter 21A.36, and sections 21A.33.030, 21A.33.050, 21A.44.030, 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**

4. **900 S. 800 W. and 900 S. 900 W. Node Rezone** - The City is proposing to amend the zoning map designation for seventy-nine (79) property parcels located near the intersections of 900 West/800 South and 900 West/900 South respectively. The Westside Master Plan adopted in December 2014 identified these areas as a business district where future zoning changes may be supported. Changes may allow new stores, restaurants, services as well as new residential development. In order to facilitate development of these “nodes”, the City is proposing to rezone them from their current designations of R-1/5000 Single-family Residential), CB (Community Business), RMF-35 (Moderate Multi-Family Residential) and RMF-45 (Moderate/High Density Multi-Family Residential) to the FB-UN1 (Form-Based Urban Neighborhood), R-MU-35 (Residential/Mixed Use) and R-MU-45 (Residential/Mixed Use) zoning districts. Although these are the zones proposed by staff, consideration may be given to rezoning the properties to another zoning district with similar characteristics. The project area is located in Council District 2, represented by Andrew Johnston. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com) Case number **PLNPCM2016-00924**

5. **John Glenn Road Zoning Map Amendment located at approximately 695 N. John Glenn Road** - A request by Seefried Development Management, Inc. for the City to amend the zoning map located at the above listed address. The property is currently located in the AG Agriculture District. The proposal is to change the zoning on the property to M-1 Light Manufacturing. The applicant further requests to adjust the boundary of the Lowland Conservancy Overlay District to not include their property. The request is to facilitate the construction of a warehouse project. The property is located within Council District 1, represented by James Rogers. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com) Case number **PLNPCM2017-00063**

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.