

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

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

**451 South State Street**

**Wednesday, May 10, 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 APRIL 26, 2017**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **Avenues Proper Brewpub at approximately 376 E. 8<sup>th</sup> Avenue** - Andrew Tendick, Owner and General Manager of Proper Entities representing Jem Avenues, LLC, property owner is requesting conditional use approval for a brewpub at the Avenues Proper Restaurant located at the above listed address. This request is being made in order to conform with changes to the Salt Lake City Zoning Ordinance that were approved by City Council relating to brewpubs and to allow for retail carry-out sales. The Conditional Use would allow for a change in the classification of the operation to reflect their actual business, and allow for retail carry-out sales which are not currently allowed due to the facility & license classification. The building's exterior, parking and other aspects of the existing operation are not being modified through this request. The property is zoned R-MU-35 – Residential/Mixed Use and is located within Council District 3, represented by Stan Penfold. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com) Case number **PLNPCM2017-00116 (Administrative Matter)**
2. **2200 West Zoning Map Amendment** - Jeff Beck representing DIGG 2200 LLC, is requesting approval from the City to change the zoning of the property located at approximately 1932 North 2200 West from BP Business Park to M-1 Light Manufacturing. In addition, the Salt Lake City Council is requesting the City study and make a recommendation on changing the zoning of the properties generally located along 2200 West between North Temple Street and 2100 North from BP Business Park to M-1 Light Manufacturing. The purpose of the zoning change is to implement City master plans and to maximize the economic development potential along the 2200 West corridor. The request also includes an amendment to the text of Title 21A – Zoning of the City Code as it relates to setback and landscaping requirements in the M-1 Light Manufacturing zoning district. Related provisions of Title 21A-Zoning may also be amended as part of these petitions. The property is located within Council District 1, represented by James Rogers. (Staff contact: Wayne Mills at (801)535-7282, wayne.mills@slcgov.com or Daniel Echeverria at (801)535-7165, Daniel.echeverria@slcgov.com) Case numbers **PLNPCM2016-00788 and PLNPCM2016-00870 (Legislative Matter)**

3. **Eleemosynary (or Charitable Lodging) Text Amendment** - This is a request by the Salt Lake City Council to ensure that Salt Lake City has a land use classification for temporary housing for persons who are dying or recovering from an acute illness or injury and that this land use, and land uses like it, are compatible with the residential neighborhood adjacent to the I (Institutional) zoning district. As part of this project the city is proposing changes to the Eleemosynary land use, change to the definition of Assisted Living Facilities and the removal of the distance requirement for Group Homes, Residential Support and Eleemosynary Facilities. The proposed changes may affect sections 21A.33 Land Use Tables and 21A.62 Definitions. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Katia Pace at (801)535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)). Case number **PLNPCM2016-00024.(Legislative Matter)**

### **Work Session**

4. **Revisions to the Conditional Building and Site Design Review Program** – The Salt Lake City Council has requested a zoning text amendment that clarifies the intent and eases administration of the Conditional Building and Site Design Review (CBSDR) process (Chapter 21A.59) of the Salt Lake City Code. Proposed changes include alignment of the purpose statement (21A.59.010) with citywide livability goals, clarifications to the authority (21A.59.020) section that more clearly determine Planning Commission approvals, and replacement of the design standards that delineate objectives and provide flexibility. Related future text amendments include changing Planned Development requirements in the GMU District (21A.31 Gateway Mixed Use) to Design Review and elimination of landscape requirements for additional height in the CG District (21A.26.070 General Commercial). Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff Contact: Molly Robinson (801)535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com)) Case number **PLNPCM2016-00615**

**POSTPONED**

*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.*