

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, May 24, 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 **2:00 p.m.** **The Commission will be visiting the Northwest Quadrant.**

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 MAY 10, 2017

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Rezone and Master Plan Amendment at approximately 416 East 500 South** - James Alfandre, representing property owner Protean Properties, is requesting that the City amend the zoning map and associated future land use map of the Central Community Master Plan for the property located at the above listed address. The applicant's intent is to provide flexibility to make future changes to the property including the ability to add or create a retail component and add residential density. No specific site development proposal has been submitted at this time. This project requires both a Zoning Map and Master Plan Amendment. The property is located within Council District 4, represented by Derek Kitchen. (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 property as "Residential/Office Mixed Use". The petitioner is requesting to amend the future land use map for the parcel to "High Mixed Use". Case number: **PLNPCM2017-00185**
 - b. **Zoning Map Amendment** - The property is currently zone RO - Residential Office. The petitioner is requesting to amend the zoning map designation of the property to R-MU – Residential/Mixed Use. Case number: **PLNPCM2017-00184 (Legislative Matter)**
2. **Early Notification Text Amendments** - Salt Lake City is reviewing proposed changes to the regulations and processes relating to early notification of the public and recognized community organizations. The purpose of the proposed changes is to clarify the language in the ordinance as well as increase awareness and participation by the public while affording a timely review process for applicants and projects. The proposed regulation changes will affect various sections of the City Code including Section 2.60, Recognized Community Organizations, Title 20, Subdivisions and Title 21A, Zoning Ordinance. Related provisions of the City Code may also be amended as part of this petition. (Staff contact: Cheri Coffey at (801) 535-6188 or cheri.coffey@slcgov.com). Case number: **PLNPCM2016-00300 (Legislative Matter)**
3. **Northwest Quadrant Zoning Amendments** - Salt Lake City Council is requesting to develop zoning regulations for the Northwest Quadrant that would help implement the vision and goals of the Northwest Quadrant Master Plan. The proposed amendments will include the creation of the Northwest Quadrant Overlay to address the development area, natural area, and buffer areas, changes to the Lowland Conservancy Overlay, and changes to other related sections of the ordinance. Most of the changes will impact the area north of I-80 and west of the Salt Lake International Airport. (Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com) Case number **PLNPCM2016-00724. (Legislative Matter)**

Work Session

4. **Sugar House Planned Development and Conditional Building and Site Design Review at approximately 2290 S 1300 East** - David Dixon, representing the property owner Sugar House Property,

LLC is requesting Planned Development and Conditional Building and Site Design Review approval to develop two office buildings with an associated parking structure, and a multi-family residential building with ground floor retail. The development must be reviewed as a Planned Development as two of the buildings will not have frontage on a public street. Other zoning requirements may be modified through the Planned Development process. The development also must be reviewed through Conditional Building and Site Design Review as the process is required for buildings that exceed 50 feet in height in the associated zone. Currently the land is occupied by a parking lot and vacant retail store. The subject property is located in the Sugar House Business District-1 (CBSD1) zoning district and is within Council District 7, represented by Lisa Adams. (Staff contact: Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com.) Case numbers **PLNSUB2017-00298** and **PLNPCM2017-00300**

5. **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 administrative versus Planning Commission approvals, and replacement of the design standards in favor of design guidelines that define 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) Case number **PLNPCM2016-00615**

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.