

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, June 14, 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 MAY 24, 2017

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

- **Bishop Place Planned Development Approval Time Extension Request** – Don Armstrong, owner of the proposed development property, is requesting a third time extension for the previously approved Bishop Place Planned Development. The project was originally approved on June 25, 2014. A yearlong extension was granted on June 8th, 2016. The developer has submitted a request to the Historic Landmark Commission to demolish the existing structures in the development; however, they would like to be able to pursue the Planned Development if they are not able to demolish the structures. The location of the project is approximately 432 N 300 West. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com.) Case numbers **PLNSUB2014-00019 & PLNSUB2014-00020**

PUBLIC HEARINGS

1. **Special Exception at approximately 75 S. 2400 West** - Matthew Idema, the consultant representing the "Parking Spot", is requesting Special Exception approval to expand a nonconforming use on the subject property. The proposal is to expand the existing 680 stall commercial parking lot, to accommodate approximately 3600 stalls over the entire 33 acre parcel. The subject property is located in the TSA-MUEC-CORE (Transit Station Area-Mixed Use Employment Center-Core Area) zoning district and the AFPP (Airport flight Path Protection Overlay) zoning district. The Planning Commission has final decision making authority for Special Exceptions. The property is located within Council District 1, represented by James Rogers. (Staff contact is Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com.) Case number **PLNPCM2017-00134 (Administrative Item)**
2. **Zoning Amendment HLC Appeals** - A request by Mayor Jackie Biskupski to amend title 21A of the Salt Lake City Municipal Code that relates to the appeals process for decisions made by the Historic Landmark Commission. The purpose of these amendments is to update the Zoning Ordinance so that it is compliant with bill HB 30 that was passed by the Utah State Legislature. The proposed amendment will affect sections 21A.06, 21A.16 and 21A.34 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition. These changes would apply citywide. Staff contact is Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com. Case number **PLNHLC2017-00154 (Legislative Item)**

3. **Eleemosynary (proposed Congregate Care Facility) 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 regulations governing 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.) Case number **PLNPCM2016-00024. (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.