

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

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

**451 South State Street**

**Wednesday, August 23, 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 AUGUST 9, 2017**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **Meadowlark Elementary Rezone at approximately 505 N. Morton Drive** - Tyler Barnes, on behalf of Salt Lake City School District, has requested a zoning map amendment to rezone the parcel at the above listed address from R-1-5,000: Single-Family Residential to PL: Public Lands. Meadowlark Elementary School intends on using this parcel to expand/reconfigure the existing entrance on the east side of the school's site and would like to rezone the parcel to keep the zoning consistent. The rest of the school's site is also zoned Public Lands and the expansion of the entrance is a part of the school's larger project to rebuild the school. The subject property is located within Council District 1, represented by James Rogers. (Staff Contact: Lauren Parisi, Associate Planner, at (801)535-7226 or lauren.parisi@slcgov.com.) Case Number: **PLNPCM2017-00429 (Legislative Matter)**
2. **Centro Civico Senior Housing – Planned Development & Conditional Building and Site Design Review at approximately 145 South 600 West** - Centro Civico Mexicano is requesting to build the Centro Civico Senior Housing project at the above listed address. The proposed 6-story, 61-unit apartment building would be located on a 0.38 acre (16,500 square foot) vacant parcel in the G-MU – Gateway-Mixed Use zoning district. The project would be the first phase of a larger mixed-use project to be built at this location. The G-MU zoning district requires Planned Development approval for all new principal buildings and uses. In addition, Conditional Building and Site Design Review (CBSDR) approval is requested to address some design aspects of the building. 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.) Case Number: **PLNSUB2017-00370 & PLNPCM2017-00525 (Administrative Matter)**
3. **Proshield Planned Development at approximately 206 N 200 West Street** - Kevin Horn, project architect, on behalf of Proshield Insurance Group, property owner, is requesting approval of a planned development at the above listed address. The property, which is zoned CN District and within a Historic Preservation 

<b>POSTPONED</b>
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 corner parcel that contains a vacant building on approximately 0.26 of the applicant intends to construct a mixed-use development with seven residential apartments and one commercial office on the property. The property is located within Council District 3, represented by Stan Penfold. (Staff contact: Michael Maloy, Senior Planner, at (801)535-7118 or michael.maloy@slcgov.com.) Case Number: **PLNSUB2017-00435 (Administrative Matter)**

4. **Goldman Sachs Childcare Conditional Building and Site Design at approximately 421 S Main St.** - Goldman Sachs is renovating an existing commercial structure located at the above listed address into a childcare facility for their downtown employees. The project generally meets the standards of the Zoning Ordinance but has requested relief through the Conditional Building and Site Design process to add a privacy film on the Main Street windows. This would reduce the amount of transparent glass from the required 60 percent to 40 percent. The subject property is located in the D-1 Central Business District and in City Council District 4 represented by Derek Kitchen. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com.) Case Number: **PLNPCM2017-00414 (Administrative Matter)**
5. **Zoning Amendment at approximately 63 (65) South 900 East** - Jon C. Jones is requesting to amend the zoning map at the above listed address to match the adjacent zoning at 63 South 900 East. The entire City Zoning Code was rewritten in 1995 and new zoning districts and maps were created to reflect the City's policy. The landlocked parcel (65 South 900 East) is zoned R-2 Residential. The street fronting parcel (63 South 900 East) is zoned RMF-30. Both lots are used to accommodate a Boarding House. This proposal is to provide the same zoning (RMF-30) on both lots. The petitioner plans on remodeling and upgrading the existing Boarding House. The subject property is within Council District 4 represented by Derek Kitchen. (Staff Contact: Doug Dansie at (801)535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com) or Amy Thompson at (801)535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com).) Case Number: **PLNSUB2017-00361 PLNPCM2017-00361 (Legislative Matter)**
6. **Amendments to the Local Historic District Demolition Process** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning the demolition of historic resources in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to make the demolition process more transparent. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition as necessary. The changes would apply citywide. (Staff contact: Lex Traugher at (801)535-6184 or [lex.traugher@slcgov.com](mailto:lex.traugher@slcgov.com).) Case number: **PLNPCM2009-00014 (Legislative Matter)**
7. **Amendments to the New Construction Standards for Local Historic Districts** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the new construction process. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or [Anthony.riederer@slcgov.com](mailto:Anthony.riederer@slcgov.com).) Case number: **PLNPCM2016-00905 (Legislative Matter)**

### **Work Session**

8. **Conditional Building and Site Design Review for Portions of Block 67 at approximately 100/200 South and 200/300 West** - Dave Abraham of The Richie Group, is requesting to amend the zoning map at 230 W 200 South to rezone the parcel from D-4 to D-1; a conditional use application for a commercial parking structure at 131 S 300 West; a planned development of multiple buildings across both 131 S 300 West and 230 West 200 South (the northwest corner and the southeast corners of block 67), and conditional Building and Site Design Review to modify design requirements. The subject property is within Council District 4 represented by Derek Kitchen. (Staff Contact: Doug Dansie at (801)535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com) or Molly Robinson at (801)535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com)) Case Numbers: **PLNSUB2017-0000418, PLNPCM2017-00419 and PLNPCM2017-00420), PLNPCM2017-00448 (Administrative 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](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.*