

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

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

**September 12, 2018, 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 126 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 22, 2018**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

### **PUBLIC HEARINGS**

1. **22-26 N M Street Eleemosynary Conditional Use & Lot Consolidation** - A request by Angela Dean who represents Ronald McDonald House Charities, for a Conditional Use to expand the existing eleemosynary operations located at 935 E. South Temple, to three adjacent properties to the north (22-26 N. M Street). An eleemosynary is generally a non-profit use that provides housing for people who are being treated at a nearby hospital. The proposal includes converting two existing single family homes into meeting spaces for Ronald McDonald House and developing an outdoor space that will include pavilion and picnic tables, a stage, and an elevated/accessible vegetable garden. Sculptures and new landscaping are proposed throughout. The project is located in the RMF-35 (Moderate Density Multi-Family Residential) zoning district within the Avenues Local Historic District in City Council District 3 represented by Chris Wharton. (Staff Contact: Amy Thompson at 801-535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)) **Case Numbers PLNPCM2018-00553 and PLNSUB2018-00447**
2. **Inland Port Zoning Modifications** - The Mayor has initiated a petition to respond to the State Bill HB2001 that requires zoning modifications by December 31, 2018 to allow inland port uses as permitted or conditional uses within the Inland Port Jurisdictional Area. The majority of the Inland Port Authority Jurisdictional Land area is located in the Light Manufacturing (M-1) zoning district and typical inland port uses are already allowed in the M-1 zone. However, there are eight other zoning districts and six overlay districts located within the inland port area that may not currently allow uses associated with an inland port. The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support the City's sustainability and master plan goals. (Staff Contacts: Daniel Echeverria at 801-535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com) or Tracy Tran at 801-535-7645 or [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com)) **Case Number PLNPCM2018-00601**

### **WORK SESSION**

1. **The Exchange Planned Development and CBSD at Approximately 320 E 400 S** - Downtown SLC Partners, the developer representing the property owner, Salt Lake City Corporation, has initiated petitions for a Planned Development and Conditional Building and Site Design (CBSD) for "The Exchange" a proposed mixed use development at approximately 320 E 400 South. The proposal consist of two new buildings - One 9-story structure with over 15,000 square feet of retail and 286 mixed-income units, and one 5-story structure with 2,700 square feet of retail, 126 mixed-income units, and 30,000 square feet of co-working space. The applicant is requesting 5 FT of additional building height through the Planned Development process and Conditional Building and Site Design Approval for modifications

to the Design Standards in 21A.37 of the zoning ordinance. The project is located in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district in Council District 4, represented by Derek Kitchen. (Staff Contact: Amy Thompson at 801-535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)) **Case Numbers PLNPCM2018-00470 & PLNSUB2018-00434.**

## **OTHER BUSINESS**

### Chair and Vice Chair Elections

*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.*