

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

AMENDED

In Room 326 of the City & County Building

October 24, 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 OCTOBER 10, 2018

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Extension of Approval: Applicant David Abraham, architect representing the Ritchie Group, has requested an extension of time to the approval of PLNSUB2017-00418 and PLNPCM2017-00419 Block 67 Planned Development and Conditional Use at approximately 131 S 300 W. The project was approved on November 8, 2017 and the request for an extension was submitted on October 15, 2018. The applicant is preparing building permit applications for the planned development and conditional use but has not yet submitted a complete building permit application and has requested a six-month extension to finalize the building permit application.

PUBLIC HEARINGS

1. **Rezone and Master Plan Amendment** - Rockworth Companies, LLC, representing Third South, LLC, the property owner, is requesting a master plan amendment and zoning map amendment for the property located at 515 South 400 East. No specific site development proposal has been submitted at this time. The intent of the petition is change the zoning to allow for more flexibility to develop future multi-family residential, office or mixed-use development. The following two petitions are associated with this request.
 - a) Master Plan Amendment - The 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 PLNPCM2018-00642**
 - 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 PLNPCM2018-00643**

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)

2. **Cottage Court Planned Development Major Modification** - The applicant, Michael Brodsky, is requesting a major modification to the approved Cottage Court Planned Development: located at approximately 3075-3129 South 900 East. The proposed modification would authorize the salvage and remodeling of one existing residential building (which is located within the planned development and does not occupy 900 East street frontage), instead of its demolition and rebuilding. The parking

for the residential building is proposed to be in the front yard of the property, which is located on the interior private street (not along 900 East), instead of within a garage as originally approved. Cottage Court is a Planned Development of 16 homes on two private streets that was approved by the Planning Commission on November 20, 2016. Phase one (eight homes on one private street) has been completed. The property subject to this application is 207 of phase two and the changes affect only one lot of the eight parcels on the second private street. The development is located in the R-1/5000 (Single Family Residential) zoning district within City Council District 7, represented by Amy Fowler. (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com). **Case number PLNSUB2016-00540**

WORK SESSION

1. **Parking Chapter Update** - The Planning Commission will receive a briefing from staff and Clarion and Associates (the consultant on the project) on the update to the parking chapter of the zoning ordinance. the parking chapter determines how much parking is required for each land use, where the parking can be located, bicycle parking requirements, and other similar requirements. The briefing will focus on the process to date, the upcoming process, and the key changes in the ordinance. (Staff contact: Wayne Mills at 801-535-7282 or wayne.mills@slcgov.com). **Case number PLNPCM2017-00753**

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.