

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

November 28, 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 NOVEMBER 14, 2018

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Recognize Commissioner Emily Drown for her tenure on the Planning Commission

PUBLIC HEARINGS

1. **Mead Avenue Alley Vacation** - James Keifert, a property owner residing at 1006 South 800 West has initiated a petition to vacate a 350-foot alley known as Mead Avenue that is located to the north of his property between 800 West and Jeremy Street. The alley is referenced as Mead Avenue, but the City recognizes it as an alley rather than a street. The property is located within Council District 2, represented by Andrew Johnston. (Staff contact: David J. Gellner at (801-535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2018-00666**
2. **Zoning Map Amendment at Approximately 2200 West** - Nick Smith, owner representative, is requesting a zoning map amendment application to amend the existing zoning of 2058 North 2200 West from AG-2 (Agricultural District) to M-1 (Light Manufacturing). The amendment is to implement the master plan zoning and to accommodate future commercial land uses. No specific site development proposal has been submitted at this time. The property is located within Council District 1, represented by James Rogers. (Staff contact: Kelsey Lindquist at 801-535-7930 or Kelsey.Lindquist@slcgov.com) **Case number PLNPCM2018-00657**
3. **Special Exception for Additional Height at 780 E 900 South** - Brett Ross, the property owner, is requesting special exception approval for additional building/wall height for a new single-family home to be constructed at 780 E. 900 South. Buildings with flat roofs in the R-2: Single and Two-Family Residential zoning districts are allowed up to 20 feet tall. Three additional feet of height is being requested to accommodate a 3-foot guardrail on top of the roof required by building code for the proposed roof deck space. The property is located in Council District 5, represented by Erin Mendenhall. (Staff contact: Lauren Parisi at 801-535-7226 or Lauren.Parisi@slcgov.com) **Case number PLNPCM2018-00524**

4. **RR Development Planned Development** - Blake Henderson, property owner, is requesting Planned Development approval to construct a 299-unit multi-family residential development in 2 separate buildings on a property located at approximately 185 N. Redwood Rd. The applicant is requesting relief from the City's Zoning Ordinance through the Planned Development process for modified corner side yard setbacks and waiver of design standards along Harold St. and the allowance of surface parking in a corner side yard. The property is located in the TSA-MUEC-T (Transit Station Area Mixed-Use Employment Center Transitional) zoning district and Council District 1, represented by James Rogers. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com) **Case Number: PLNSUB2018-00641**

5. **The Exchange Phase 2: Planned Development and CBSDR at Approximately 320 E 400 South** - A request by Downtown SLC Partners, the developer representing the property owner, Salt Lake City Corporation, for The Exchange – a project consisting of two new buildings that will be completed in phases. The second phase of the development request is for a 5-story building with approximately 126 mixed-income units and over 2,700 square feet of retail and 30,000 square feet of incubator co-working space. The applicant is requesting modifications of some of the design standards in section 21A.37 of the zoning ordinance through the Conditional Building and Site Design Review (CBSDR) process and a Planned Development for modifications to landscaping requirements in 21A.48. 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) **Case Numbers PLNPCM2018-00470 & PLNSUB2018-00434.**

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.