

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

December 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.

1. **OPMA Training** – A representative from the City Attorney's office will conduct a training on the Open and Public Meeting Act.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR NOVEMBER 28, 2018

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Broadway Apartments Conditional Building and Site Design** - Lance Howell and Studio PBA Architects, representing property owner Cottonwood Marq On 2nd, LLC, are requesting Conditional Building and Site Design approval to accommodate additional height for a new 256-unit apartment building located at approximately 336 E. 200 South zoned R-MU: Residential-Mixed Use. The tallest point of the proposed building will be approximately 98'6" measured to the top of the rooftop amenity rooms. Buildings in the R-MU zoning district are permitted up to 75' tall outright, and up to 125' with Conditional Building and Site Design approval. The site is located in Council District 4, represented by Derek Kitchen. (Staff contact: Lauren Parisi at (801) 535-7226 or lauren.parisi@slcgov.com). **Case number PLNPCM2018-00390**
2. **TSA Zoning Amendment** - A request by Lorrie Hendricks, representing BIKE LLC, to amend the text of the TSA-MUEC-T (Transit Station Area Mixed Use Employment Center Transitional) zoning to allow for a restaurant with drive-through facility. The proposed amendment would affect section 21A.33 of the zoning ordinance. Related provisions of 21A-Zoning may also be amended as part of this petition. The TSA-MUEC-T zoning district is primarily mapped along the North Temple (Jordan River to 2200 West), but the text amendment would apply citywide to all TSA-MUEC-T zoned property (Staff Contact: Doug Dansie at 801 535-6182 or doug.dansie@slcgov.com). **Case number PLNPCM2018-00575**
3. **D-1 Self-Storage Zoning Text Amendment** - A request by Bruce Bingham, representing 324 State Street LLC, to amend the text of the D-1 (Central Business District) zoning district to allow self-storage facilities. The proposed amendment would affect section 21A.33 of the zoning ordinance. Related provisions of 21A-Zoning may also be amended as part of this petition. The D-1 zoning district is generally mapped between South Temple to 600 South and 200 East to 200 West Streets, but the text amendment would apply citywide to all D-1 zoned property. (Staff Contact: Doug Dansie at 801 535-6182 or doug.dansie@slcgov.com). **Case number PNPCM2018-00645**

WORK SESSIONS

- 1. Sugar House Business District Design Standards Briefing** - The Planning Division is considering amendments to the CSHBD zone that would apply additional design standards from Chapter 21A.37 "Design Standards" on development in the zone. Currently, smaller scale developments below a certain size threshold in the CSHBD zone have few design standards that they must comply with. The amendments would apply minimum design standards to both smaller scale and larger scale development. Larger scale development would still be subject to the Conditional Building and Site Design Review process. The CSHBD zone is generally mapped between 900 East to 1300 East and 1950 South and I-80. The zone is located in Council District 7, represented by Amy Fowler. Because this is a briefing and not a public hearing, Planning Staff is soliciting initial feedback from the Planning Commission and a decision will not be made regarding the proposed amendments at this meeting. (Staff contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com) **Case number PLNPCM2017-00773**
- 2. RMF-30: Low Density Multi-Family Residential Zoning Standards Briefing** – The Planning Division is considering amendments to the RMF-30: Low Density Multi-Family Residential zoning district. The intent of the proposed amendments is to implement the recently adopted Growing SLC: A Five-Year Housing Plan (2017-2021) and remove zoning barriers to creating new housing. Because this is a work session and not a public hearing, Planning Staff is soliciting initial feedback from the Planning Commission and a decision will not be made regarding the proposed amendments at this meeting. (Staff Contact - Lauren Parisi at 801-535-7226 or lauren.parisi@slcgov.com) **Case number PLNPCM2018-00065**

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.