

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

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

**March 14, 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 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 FEBRUARY 28, 2018**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

### **PUBLIC HEARINGS**

1. **800 West Street Vacation at approximately 150 South and 800 West** - JF Capitol, developer representing the property owner, is requesting to vacate a portion of 800 West where it dead ends at approximately 144 South. This portion of 800 West became obsolete when the I-15 freeway wall was built and access to 200 South eliminated. If the city finds that this portion of the street is not needed, this portion of 800 West can be vacated, declared surplus property and sold at market-rate. The property is located within Council District 2, represented by Andrew Johnston. (Staff contact: Katia Pace at (801)535-5364 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com).) Case number: **PLNPCM2015-00651 (Administrative matter)**
2. **Turiya's Gifts Expansion Planned Development at approximately 1569 South 1100 East** - A request by Chris Dallimore, representing the owners AEON, LLC, Series, for approval of a proposed expansion of an existing business (Turiya's Gifts). The applicant requests relief from the required front yard setback (25 feet reduced to 9 feet). The property is located at approximately 1569 South 1100 East and is located in a RB zoning district (Residential Business) in Council District 5, represented by Erin Mendenhall. (Staff contact: Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)) Case number: **PLNSUB2016-00792 (Administrative matter)**
3. **Boldspace, LLC Rezone and Planned Development at approximately 569 E 2nd Ave** - Boldspace LLC, represented by Joseph Hatch, is requesting a zoning map amendment and approval for a planned development to bring two existing buildings on a single lot with differing uses into alignment with the zoning ordinance. The long-standing uses on the site are considered legal, but non-conforming. Likewise, the existing condition of the site – that of two buildings on a single lot – is legal, but non-complying. The applicant is also requesting a special exception for alternative means to address vehicle parking on site. Currently the land is used as a salon, a small architecture and design office, and a residential unit. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Casey Stewart at (801)535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com))
  - a. Map Amendment - The applicant is requesting a rezone from SR-1A (Special Development Pattern Residential) to SNB (Small Neighborhood Business). The businesses that are presently on-site are considered legal, but non-conforming. The proposed change would bring them each into conformance and clarify the uses permitted on the property into the future. Case number: **PLNPCM2015-00273 (Legislative matter)**

- b. Planned Development - In order to allow the existing project to be in compliance with the zoning ordinance planned development approval is required to allow multiple buildings on a single lot and to allow the rear building to continue to not have street frontage. These buildings have long been in existence on the site and are currently considered legal, but non-complying. No additional buildings would be constructed as a result of this planned development. Case number: **PLNSUB2015-00271 (Administrative matter)**
  - c. Special Exception -The site currently has two off-street parking stalls. Upon the completion of the residential unit in the front building, the applicant would like to assign one of those spots to the resident, leaving one general purpose parking spot on-site. A parking study has been submitted indicating expected usage and proposing alternative means to achieve the necessary parking. Case number: **PLNPCM2015-00269 (Administrative matter)**
4. **Downington Avenue Townhouses Planned Development at approximately 1316 E. Downington Avenue** - Downington Place LLC, requesting a Zoning Map Amendment, Planned Development and Preliminary Subdivision approval for a proposed three-unit single-family attached dwelling (townhouse) project on a single parcel located at the above listed address. The subject property is approximately 0.28 acres (12,150 square feet) in size and is zoned R-1/7000 (Single Family Residential). It contains two existing duplexes. The applicant has requested to amend the zoning map designation of the property to RMF-30 (Low Density Multi-Family) in order to allow the three-unit townhouse project. Planned Development approval is required to reduce the front yard setback from the required 20-feet to 17-feet which is the approximate block face average and to allow 5 feet of additional building height for a roof top deck at the rear of each unit. All three applications will be considered simultaneously by the Planning Commission. The property is located within Council District 7, represented by Amy Fowler. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case number: **PLNPCM2017-00487, PLNSUB2017-01012 and PLNSUB2017-01013 (Administrative matter)**
5. **TAG 500 Townhomes at approximately 1056 East 500 South** - TAG SLC represented by Jordan Atkin, is requesting Planned Development and Preliminary Subdivision approval to develop a three unit, single-family attached development at the above listed address. The project relates to proposed single-family attached dwellings that would be located on the property where a single-family dwelling currently exists. The front unit will be oriented toward 500 South and the two rear units will be located and accessed by a private drive, with each unit providing two car garages. The applicant is requesting relief of zoning standards that include: a 351 square foot reduction below the 3,000 square foot minimum lot size, two lots without frontage on a public street, a 10' reduction from a required 20' rear yard, one lot that exceeds lot coverage by .7% above the required 40% maximum, a 2' reduction from the required 8' side entry building landscape requirements, and an approximate 1' encroachment of architectural features into a 20' front yard setback. The subject property is zoned RMF-30 (Low Density Multi-Family Residential) and is located in Council District 4, represented by Derek Kitchen. Staff Contact: JP Goates (801)535-7236 or jp.goates@slcgov.com.) Case number: **PLNSUB2017-00455 & PLNSUB2017-00456 (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.*