

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

April 11, 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 425 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 MARCH 28, 2018

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

UNFINISHED BUSINESS

1. **Conditional Use for a Homeless Resource Center at approximately 275 W. High and 242 W. Paramount Avenue** - Shelter the Homeless is requesting Conditional Use approval for a new homeless resource center to be located at the above listed addresses on a 3 acre combined property in the CG (General Commercial) zoning district. The proposed resource center will serve both men and women with 100 beds dedicated for each. It will be approximately 63,371 square feet in size and will include areas for sleeping and personal hygiene, client intake, community and day uses spaces, client services, administration, food services, support and donations. The property is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com) Case number: **PLNPCM2017-01064 (Administrative matter)**

PUBLIC HEARINGS

2. **Reed Ave Planned Development at approximately 361 W Reed Ave** - Dave Young (owner/applicant) is requesting planned development approval to construct a 4-unit residential condominium project with modified side yard building setbacks, parking stall count, and alley access at the above listed address in a MU (Mixed Use) zoning district located in Council district #3, represented by Chris Warton. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com) Case number: **PLNSUB2017-01071 (Administrative matter)**
3. **Wasatch Community Gardens Master Plan and Zoning Map Amendments at approximately 629 and 633 East 800 South** -Wasatch Community Gardens, represented by Ashley Patterson, has requested to; 1) Amend the future land use designation in the Central Community Master Plan from Low Density Residential (1-15 dwelling units/acre) to Medium Residential/Mixed Use (10-50 dwellings units/acre) and 2) Amend the zoning map from the RMF-30 (Low Density Multi-Family Residential) zoning district to the R-MU-35 (Residential Mixed-Use) zoning district for the properties at the above listed addresses. These amendments would allow the Gardens to use the two homes on the site as their administrative offices. The subject properties are located in the Central City Local Historic District and Council District 4, represented by Derek Kitchen. (Staff Contact - Lauren Parisi at (801)535-7226 or lauren.parisi@slcgov.com) Case number: **PLNPCM2018-00024 and PLNPCM2018-00025 (Legislative matter)**

4. **Crystal Avenue Alley Vacation at approximately 1249 E Crystal Ave and 2623 S Highland Dr.** - Scott Schoonover, property owner of 1249 E. Crystal Avenue, and Coni Reay, property owner of 2623 S. Highland Drive, are requesting that the City vacate ownership of 125 feet of the north to south portion of the alley adjacent to their property. If the petition is approved, the alley would be converted to private property and given to the abutting property owners. The Planning Commission is required to transmit a recommendation to the City Council for the alley vacation request. The City Council is the final decision maker. The subject alley is located in Council District 7, represented by Amy Fowler. (Staff contact: Kelsey Lindquist (801) 575-7930 or Kelsey.lindquist@slcgov.com) Case number: **PLNPCM2017-00478 (Legislative matter)**

5. **Alley Disposition Process Text Amendment** - The Salt Lake City Council is requesting to modify the application process related to the disposition of city owned alleys. Currently, in order to request that the City relinquish ownership of a public alley, at least 80% of the neighbors owning property along the alley must sign a petition in favor of the request. The proposed text amendment would reduce the minimum required property owners' signatures to 75%. This amendment will affect Section 14.52.030 of Title 14 - Streets, Sidewalks and Public Places. (Staff Contact: Mayara Lima at (801)535-7932 or mayara.lima@slcgov.com) Case number: **PLNPCM2018-00081 (Legislative matter)**

6. **Transportation Master Plan Amendment** – The Salt Lake City Mayor's Office is requesting to amend the Major Street Plan in the Salt Lake City Transportation Master Plan. The changes relate to proposed roadways and classifications in the Northwest Quadrant that include:
 - Addition of State routes
 - Addition of arterial streets
 - Addition of collector streets
 - Addition of freeway/interchangeThe amendments will affect the Major Street Plan to include these new proposed roadways. (Staff Contact: Alexis Verson at (801)535-6569, or alexis.verson@slcgov.com)

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.