

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

October 23, 2019, 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 9, 2019

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

- 1. Home Replacement at approximately 828 W Duluth Avenue** - Bill Whitaker, property owner, is requesting a Conditional Use to demolish the existing single-family residential structure and build a new single-family residential structure on the property located at 828 W Duluth Avenue in a manufacturing zoning district. The subject property is in the M-2 Heavy Manufacturing zoning district and located within Council District 3, represented by Chris Wharton. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2019-00552**
- 2. Text Amendment for Increased Height Limits in part of the G-MU Zone** - A zoning text amendment petition from Doug Thimm, on behalf of STACK Real Estate, to increase the maximum height of buildings within a portion of the G-MU zoning district. The G-MU zone currently allows for building heights of 75 feet but heights of up to 120 feet can be approved through the Design Review process. The applicant proposes to increase maximum heights up to 190 feet for buildings located on street corners and 100 feet for midblock sections in the area located between 500 West and the railroad tracks (approximately 625 West) and approximately 250 South and 350 South. The purpose of the request is to accommodate a large-scale development within the subject area. (Staff Contact: Christopher Lee at (801) 535-7706 or christopher.lee@slcgov.com) **Case number PLNPCM2019-00639**
- 3. Medicinal Cannabis Text Amendment** - A text amendment to amend section(s) of Title 21A (Zoning) of the Salt Lake City Code to establish regulations, in accordance with recently adopted State law, concerning the cultivation, production, and distribution of medicinal cannabis. Related provisions of title 21A may also be amended as part of this petition as necessary. The changes would apply citywide. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com) **Case number PLNHLC2019-00678**

4. **Business Park-I Overlay Zoning Map and Text Amendment** - Bryon Prince, representing Ivory Development, is requesting to rezone property located at approximately 2691 N 2200 West. The property is currently zoned Business Park (BP). The applicant is proposing to add a new overlay zone to the property, which would add additional development regulations to the property. The overlay regulations are proposed to add additional allowed uses, allow required open space to be distributed across the property, require additional buffering, increase the building height limit, limit vehicle access from 2200 West, and add environmental protections related to potential bird and water quality impacts. The purpose of the requested rezone and text amendment is to accommodate a future "Research Park" development involving businesses and industries related or similar to those in the existing "Research Park" located next to the University of Utah. The proposal includes two petitions:

a. **PLNPCM2019-00677** – Text amendment to adopt the proposed "Business Park-I" overlay zone ordinance as a new overlay zone in the City Zoning Code (Title 21A).

b. **PLNPCM2018-00856** – Map amendment to map the proposed "Business Park-I" overlay zone over the property on the official City zoning map.

Related provisions of Title 21A-Zoning may also be amended as part of this petition. The property is located within Council District 1, represented by James Rogers. (Staff Contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@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.