

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**February 12, 2020, 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 JANUARY 22, 2020**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

1. **Changes to Planning Commission Policies and Procedures** – The Planning Director is requesting the Planning Commission amend their rules of procedure to include Consent agenda matters. The Planning Commission may consider what types of petitions may be reviewed in a Consent agenda. This may include administrative petitions where the Planning Commission is the decision-making authority.
2. **Planned Development Extension Request at approximately 563 & 567 East 600 South** - Kristen Clifford, the consultant who represents the property owner, is requesting the Planning grant a one-year time extension on approval of a Planned Development at approximately 563 E. 600 S. The Commission originally granted approval for this project on March 28, 2018 and granted one extension of that approval that will expire March 28, 2020. (Staff Contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com) **Case number PLNSUB2017-00297**

**PUBLIC HEARINGS**

3. **Zoning Map and Master Plan Amendment for 159 S. Lincoln, 949 E., 955 E., 959 E., 963 E. 200 S.** - Graham Gilbert, on behalf of the property owners, is requesting to amend the Central Community Future Land Use Map and the Zoning Map. The request includes an amendment to the Central Community Future Land Use Map from Low Density Residential (1-15 dwelling units per acre) to Medium Density Residential (15-30 dwelling units per acre). The applicant is requesting to amend the Zoning Map for these properties from R-2 (Single and Two-Family Residential) to RMF-35 (Moderate Density Multi-Family Residential). The master plan and zoning map amendments are requested to allow more residential housing units than what is currently allowed. The subject property is located within District 4, represented by Ana Valdemoros. (Staff Contact: Kelsey Lindquist at (801) 535-7930 or kelsey.lindquist@slcgov.com) **Case Numbers PLNPCM2019-00683 and PLNPCM2019-00684**
4. **The Revival Design Review at approximately 355 South 200 West** - A request by Matt Krambule of PEG Development, representing 4th South Associates LLC and SLHB B Investors, LLC for Design Review for additional height at approximately 355 South 200 West. The proposed residential mixed-use project, to be known as the Revival, consists of 5 stories of residential units above 2.5 stories of parking, with a retail component on the ground floor. A midblock walkway will run east-west along the north property line. The proposed height of the building is 89 feet and 10 inches. In the D-3 zone, buildings located between corner properties have a permitted height of 75 feet. Buildings taller than 75 feet but less than 90 feet in may be authorized through the Design Review process. The property is zoned D-3 (Warehouse/Residential District) and is located in Council District 4, represented by Ana Valdemoros. (Staff Contact: Laura Bandara at (801) 535-6188 or laura.bandara@slcgov.com) **Case number PLNPCM2019-00640**

5. **Street Vacation at approximately 800 N and Warm Springs Rd** - A request for street vacation by Mark Greenwood of Granite Construction for vacation of a section of the 800 North right-of-way that is adjacent to a former overpass from 800 West over I-15 to Warm Springs Road. The approximate area of the street vacation is 1.3 acres. The subject property is located in a M-1 (Light Manufacturing) zoning district and is located in Council District #3 represented by Chris Wharton. (Staff Contact: Sara Javoronok at (801) 535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2019-00824**
6. **Conditional Use for an ADU at approximately 1083 S Blair** - A request by Tom Candee of Brach Design on behalf of the property owner, Heather Flanders, for a detached accessory dwelling unit located at approximately 1083 S Blair Street. The ADU would have an approximately 459 square foot footprint with a 186 square foot lofted area for a total of 645 square feet. The building height would not exceed 17 feet. The subject property is located in an R-1/5,000 single family residential zoning district and is located in Council District 5, represented by Darin Mano. (Staff Contact: Sara Javoronok at (801) 535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2019-01051**
7. **Conditional Use Sacred Circle Group Recovery Home** - Sacred Circle Healthcare is requesting Conditional Use approval for a new medical detoxification/recovery facility to be located on the first floor in their existing building at 660 South 200 East in the D-2 – Downtown Support zoning district. The proposed use will consist of a 14-bed in-patient facility with 24-hour supervision and security and counseling and medical services provided by a multi-disciplinary team. The facility is classified as a Dwelling - Large Group Home and is allowed as a Conditional Use in the D-2 zoning district. The property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2019-01012**
8. **700 North Zoning Map Amendment** - 3 Properties - R-1/5000 to CB - Property owners Anna Tran and Hoc Van Do are requesting that the City amend the zoning map for three (3) properties located at 1616 W 700 N, 1632 W 700 N and 1640 W 700 N respectively. The properties currently contain individual single-family dwellings, one on each property. The applicants are requesting to change the zoning map designation of the properties from R-1/5000 (Single-Family Residential) to CB (Community Business) in order to consolidate the parcels and develop a commercial use on the site. No specific site development proposal has been submitted at this time. The Master Plan is not being changed. The properties are located within Council District 1, represented by James Rogers. (Staff Contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2019-00923**
9. **1612 West 700 North Zoning Map Amendment** - R-1/5000 to CB - Salt Lake City has received a request from property owner Bethany Christensen requesting that the City amend the zoning map for her property located at 1612 W 700 N. The property currently contains an individual single-family dwelling. The applicant is requesting to change the zoning map designation of the property from R-1/5000 (Single-Family Residential) to CB (Community Business). No specific site development proposal has been submitted at this time. The Master Plan is not being changed. The property is located within Council District 1, represented by James Rogers. (Staff Contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2019-00986**

*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.*