

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, December 10, 2014, at 5:30 p.m.
(The order of the items may change at the Commission's discretion.)

The field trip is scheduled to leave at 4:00 p.m.

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.

Dinner Session

1. **Training** - Mr. Paul Nielson, City Attorney, will conduct training on the Open Public Meeting Act.

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

APPROVAL OF MINUTES FOR NOVEMBER 12, 2014

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Administrative Matters

1. **AC Condenser Placement at approximately 1547 E Harvard Avenue** - A request by Tyler Myers, the contractor representing the owner of the above property, for a Special Exception for an AC condensers unit closer than 4' to the property line within the back yard of the subject property. The subject property is zoned R-1/5000 Single Family Residential. **Withdrawn** type of project must be reviewed as a Special Exception. The subject property is within Council District 6, represented by Charlie Luke. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com.) Case number PLNPCM2014-00745
2. **Church of Scientology Conditional Use at approximately 709 E. South Temple Street** - A request by Ray Quinney & Nebeker, P.C., representing The Church of Scientology for Conditional Use approval to operate a place of worship (less than four acres in size) within an existing office building located at the above address. The subject property is located in RO (Residential Office) zoning district and is located in Council District #3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801)535-7660 or maryann.pickering@slcgov.com). Case number PLNPCM2014-00629
3. **Capitol Heights Planned Development at approximately 214 East 10th Ave** - A request by Rob White (Sugar House Architects) and Phil Winston (Northstar Builders) for approval from the City to develop three new single family residential lots located at the above address. Currently the land is occupied by one single family dwelling. This type of project must be reviewed as a Planned Development and Preliminary Subdivision Plat. 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.) Case numbers PLNSUB2014-00617 and -00618
 - a. **Planned Development (PLNSUB2014-00617)** - a request to modify public street frontage requirements, building setbacks, and front façade requirements for the three new lots/buildings lots.
 - b. **Preliminary Subdivision Plat (PLNSUB2014-00618)** - a request for preliminary approval of the related subdivision plat for the three new residential lots.

Legislative Matters

4. **Ground Mounted Utility Boxes Text Amendment** - A request by Mayor Ralph Becker for zoning text amendment related to regulating and processing requests for ground mounted utility boxes. The amendment will provide a more streamlined approach for administrative approval of small scale utility boxes in the public way and encourages utility boxes to be located on private property. The text amendment could affect all areas within the city. Related provisions of the City Code may also be amended as part of this petition. (Staff contact: Everett Joyce at (801)535-7930 or everett.joyce@slcgov.com.) Case number PLNPCM2014-00193

5. **RMU-35 and RMU-45 Zoning District Changes** - A request by the City Council for modifications to the RMU-35 and RMU-45 Residential/Mixed Use zoning districts. The amendments will allow for more density, modify the existing building setbacks, lower the building height in certain instances that may be approved through the conditional building and site design review process, adding design standards and clarify other sections of 21A.24. Other related provisions of Title 21A may be modified as part of this proposal.. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com.) Case number PLNPCM2014-00127

Work Session

6. **Park Strip Landscaping** - A request by the City Council to amend the water wise landscaping code. The purpose of the amendment is to simplify the ordinance, increase the allowed height of plants and objects in the park strip and clarify regulations regarding water being provided to trees in the park strip. Other related provisions to Title 21A may be modified as part of this proposal. The proposed application is city wide. (Staff contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com.) Case number PLNPCM2014-00194

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/CED/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.