

**AMENDED SALT LAKE CITY PLANNING COMMISSION  
MEETING AGENDA  
In Room 326 of the City & County Building  
451 South State Street  
Wednesday, April 23, 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.

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

**APPROVAL OF MINUTES FOR APRIL 9, 2014**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**Work Session**

1. **Downtown Master Plan** - As part of the planning process for the Downtown Master Plan, planning staff will brief the Planning Commission on the status of the project. We will report on the status of the Draft Plan and next steps. (Staff contact: Molly Robinson at (801) 535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com)) Case number PLNPCM2013-00768
2. **West Salt Lake Master Plan** - Planning Staff will provide the Planning Commission with the draft implementation schedule for the *West Salt Lake Master Plan* for its review before the master plan is transmitted to the City Council. This briefing is a follow-up to the Planning Commission's recommendation of approval. (Staff contact: Nick Britton at (801)535-6107 or [nick.britton@slcgov.com](mailto:nick.britton@slcgov.com)) Case number PLNPCM2010-00656

**Unfinished Business**

3. **Capitol Hills Plat B, Lot 216 Subdivision Plat Amendment at approximately 37 E. Dartmoor Place** - Douglas Olson is requesting approval from the City to amend a subdivision plat to adjust the building area of his lot to accommodate an addition to the existing home located at the above listed address. Currently the land is used as residential and the property is zoned FR-3/12,000 (Foothills Residential District). The subject property is located 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).) Case number PLNSUB2014-00028.

**PUBLIC HEARING(S)**

**Administrative Matters**

4. **Tower 151 Conditional Building and Site Design Review at approximately 151 South State Street** - David Dixon, representing The Boyer Company, is requesting approval from the City for additional height (Approx 295 feet, rather than the typical limit of 100 feet) on a proposed office building at the above listed address. Currently the land is vacant and the property is zoned D-1 (Downtown). This type of project must be reviewed as a Conditional Building and Site Design Review. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Casey Stewart at (801)535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)) Case number PLNPCM2014-00045.

5. [Capitol Hills Plat C Amendment at approximately 973 N. Churchill Drive](#) - James Carroll & Associates is requesting approval to amend section 12(a) of the Capitol Hills Plat C subdivision text to clarify height limitations and living space allowances for the upper level of homes in this subdivision specifically as it applies to flat roofs, which are not addressed in the existing language of the plat. Currently the land is under construction for a single family residence and the property is zoned FR-3 (Foothills Residential). This type of application must be reviewed as a subdivision amendment. The subject property is within Council District 3, represented by Stan Penfold. Staff contact: Chris Lee at (801)535-7706 or [christopher.lee@slcgov.com](mailto:christopher.lee@slcgov.com). PLNSUB2014-00088.

### **Petition Initiation**

6. The Planning Commission will consider initiating a petition to consider changes to the City's Zoning Ordinance that would establish citywide design standards for bird safe buildings

### **Training Session**

The Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

*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](http://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](http://www.slctv.com).*

*People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance of the hearing in order to attend. Accommodations may include alternate formats, interpreters and other auxiliary aids. This is an accessible facility. For questions, requests or additional information, please contact the Salt Lake City Planning Office at: 801-535-7757/TDD 801-535-6220. Appeal of Planning Commission Decision- Any person adversely affected by a final decision of the planning commission may appeal the decision by filing a written appeal with the appeals hearing officer within ten (10) calendar days following the date on which a record of decision is issued.*