

**SECOND AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**451 South State Street**  
**Wednesday, October 26, 2016, 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 118 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 12, 2016**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

**Legislative Matters**

1. **Master Plan and Zoning Map Amendment at approximately 350 East 800 South** - A request by Suzette Eaton, the property owner, to amend the Zoning Map and the Central Community Future Land Use Map for one property at the above listed address. The subject parcel is currently zoned RMF-30 (Low Density Multi-Family Residential) and is requesting that the property be rezoned to CN (Neighborhood Commercial) to accommodate an existing nonconforming commercial structure. The property is located within City Council District 4, represented by Derek Kitchen. (Staff Contact: Kelsey Lindquist (801)535-7930 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com).)

**POSTPONED**

  - a. **Master Plan Amendment** – A request to amend the Future Land Use Map of the Central Community Master Plan from Low Density Residential (1-15 dwelling units per acre) to CN (Neighborhood Commercial). Case Number **PLNPCM2016-00660**
  - b. **Zoning Map Amendment** – A request to amend the Salt Lake City Zoning Map from RMF-30 (Low Density Multi-Family Residential District) to CN (Neighborhood Commercial District). Case Number **PLNPCM2016-00659**
  
2. **Trolley Square Ventures Zoning Map Amendment at the Below Listed Addresses** - A request by Douglas White, representing the property owner, Trolley Square Ventures, LLC, to amend the zoning map for seven properties as follows: 644 E 600 S (Parcel 16-06-481-019) 603 S 600 E (Parcel 16-06-481-001) 652 E 600 S (Parcel 16-05-353-001) 658 E 600 S (Parcel #16-05-353-002) 664 E 600 S (Parcel 16-05-353-003) 628 S 700 E (Parcel 16-05-353-016) 665 E. Ely Place (Parcel 16-05-353-014) The subject parcels are currently zoned RMF-45 (Moderate/High Density District), RMF-30 (Low Density Residential District) and SR-3 (Special Development Pattern Residential District). The applicant is requesting that the properties be rezoned to FB-UN2 (Form Based Urban Neighborhood District) with the intent to redevelop the site in the future as a mixed-use (residential & commercial) development. The properties are located within City Council District 4 represented by Derek Kitchen. (Staff Contact: Lex Traughber, (801) 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com).) Case Number **PLNPCM2016-00031**

**POSTPONED**

## Administrative Matters

3. **Central 9th Row Houses and Subdivision at approximately 912-916 Jefferson Street** - A request by Peter Corroon, on behalf of Central Ninth Development Partners, LLC, to construct a residential planned development located at the above listed address. The property is zoned FB-UN2 Form Based Urban Neighborhood District, and located within Council District 4, represented by Derek Kitchen. (Staff contact: Michael Maloy, AICP, at (801)535-7118 or michael.maloy@slcgov.com.)
  - a. **Planned Development** - A planned development request to construct 4 new town homes and 4 attached garages. Case Number **PLNSUB2016-00581**
  - b. **Preliminary Subdivision** - A preliminary subdivision request to create 4 buildable parcels, 4 related parcels, and 1 common parcel. Case Number **PLNSUB2016-00582**
  
4. **Emigration Overlook Planned Development** - Christopher Clifford, Manager of the development group Emigration Overlook LLC, is requesting Planned Development approval from Salt Lake City to modify zoning standards related to lot frontage as part of the proposed residential development at approximately 860 S Donner Way. The development is comprised of 12 luxury condominiums at the mouth of Emigration Canyon. The design is unique in that each level of the structure follows the downward slope of the hillside, rather than being built vertically as a conventional building. Currently the land is undeveloped. (Staff contact: Chris Lee, at (801) 535-7706 or chris.lee@slcgov.com.) Case Number **PLNSUB2016-00488**

*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.*