

**AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**451 South State Street**  
**Wednesday, December 14, 2016, 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 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 NOVEMBER 30, 2016**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**Unfinished Business**

1. **Dixon Medical Building Conditional Building and Site Design at approximately 2188 S. Highland Drive** - A request by Mr. Eric Thompson from FFKR Architects representing the property owner for approval of the design on the lower two levels of a new office building located at the above listed address. The proposed structure was approved by the Planning Commission on October 12, 2016 but the commission requested that the applicant return with more detailed plans for the lower two levels for final approval. The property is located in the CSHBD1 - Sugar House Business District and is located within Council District 7, represented by Lisa Adams. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com) Case number: **PLNPCM2016-00585**

**PUBLIC HEARINGS**

**Administrative Matters**

2. **Hamilton Subdivision Planned Development at approximately 1611 S. 1600 E.** – A request by Tamara Hamilton, the property owner, for a Planned Development approval from the City to accommodate the subdivision of a single lot into two new lots that would be less than the 50 foot minimum required per lot in the R-1-5,000 Single-Family Residential zoning district. The proposed lots would be similar in width to the other lots on the block face. New construction is not being considered as a part of this request. The subject property is located within Council District 6, represented by Councilman Charlie Luke. (Staff Contact: Lauren Parisi at (801)535-7932 or lauren.parisi@slcgov.com). Case number: **PLNSUB2016-00772**
3. **POSTPONED - Turiya Expansion Planned Development at approximately 1569 South 1100 East** - A request by Chris Dallimore for approval of a proposed expansion of an existing business (Turiya's: retail goods and services). The applicant is requesting a reduction of required building setbacks. The property is located in a RB zoning district (Residential Business) in Council District 5, represented by Erin Mendenhall. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com) Case number: **PLNSUB2016-00792**

## **Legislative Matters**

4. **FB-UN2 Text Amendment** - A request by the Salt Lake City Council to add side and rear yard setbacks and building step backs to FB-UN2 zoned properties when adjacent to properties within a residential zoning district with a maximum building height of 35 feet or less. The FB-UN2 zoning district is currently located in the Central Ninth Neighborhood. These changes would not impact any of those properties because none are currently adjacent to residential zoning districts. However, if the FB-UN2 zoning district were adopted in other areas of the city, it may be adjacent to residential districts and the City Council wants to mitigate potential impacts. Additionally as part of this text amendment, there is a proposal to add additional design standards to the form based section of the Salt Lake City Municipal Code. The proposed standards currently apply to the FB-SC (Special Purpose Corridor Core Sub district) and FB-SE (Special Purpose Corridor Edge Sub-district). They clarify how the ground floors of buildings can be designed and used and address issues that have arisen regarding overall building scale and parking garages. These standards were developed to address issues with certain new developments that are not implementing citywide goals in terms of pedestrian orientation and impacts to less intense zoning districts. If adopted, the standards would apply to the FB-UN1 and FB-UN2 zoning districts. Other related sections of Title 21A may also be modified as part of this proposal. (Staff Contact: Chris Lee at (801)535-7706 or [chris.lee@slcgov.com](mailto:chris.lee@slcgov.com)). Case number: **PLNPCM2016-00463**

## **BRIEFING ONLY - NO PUBLIC HEARING**

5. **Planned Development Ordinance Amendments** - A request by the Salt Lake City Planning Commission to review and modify the Planned Development Ordinance. A Planned Development is a development approval process that allows the Planning Commission to modify zoning standards in an effort to get a better project than what could be allowed under strict zoning regulations. The process is regulated in Chapter 21A.55 of the Salt Lake City Zoning Ordinance. The Planning Division is reviewing the zoning regulations related to Planned Developments in an effort to: ensure that the development is meeting a citywide planning objective; ensure that the design of the project is compatible with adjacent development; and clarify zoning regulations and other procedural issues identified with the Planning Development ordinance. Other related sections of Title 21A Zoning may also be modified as part of this proposal. The Planning Division will brief the Planning Commission on the proposed changes in preparation for a public hearing in January. Information regarding the proposed changes can be found at [www.slcgov.com/planning/planning-current-projects](http://www.slcgov.com/planning/planning-current-projects). (Staff contact: Wayne Mills at (801) 535-7165 or [Wayne.mills@slcgov.com](mailto:Wayne.mills@slcgov.com)) Case number: **PLNPCM2016-00600**

*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.*