

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, July 13, 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 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 JUNE 22, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **10th East Senior Center Subdivision and Planned Development at approximately 237 South 1000 East** - A request from Dan Rip, representing Salt Lake City Real Property Management, to authorize a Planned Development for a subdivision that includes a lot that does not have frontage on a public street and approve subdividing the existing parcel. The property is located at the above listed address. No changes are proposed for the site. The Salt Lake City Planning Commission held a public hearing regarding transferring ownership of the Senior Center to Salt Lake County at their February 24, 2016 meeting, while the City will retain ownership of the adjacent park/tennis court property. These petitions are to accommodate the technical requirements to facilitate that transfer. The project is located in Council District Four represented by Derek Kitchen (Staff contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com.) Case number **PLNSUB2016-00116 and PLNSUB2016-00084**
2. **Tag Townhomes 800 E Planned Development and Minor Subdivision at approximately 49 South & 51 South 800 East** - A request by Jordan Atkin for approval of a three (3) unit townhome project. This project is being reviewed as a planned development because the owner is seeking modifications to the zoning standards that would result in reduced lot width and two units that do not have frontage along 800 East. The property is located in the RMF-30 zoning district (Low Density Residential Multi-family) in Council District 4, represented by Derek Kitchen. (Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com.) Case number **PLNSUB2016-00041/00043**
3. **SLC Sugar House Fire Station 3 at approximately 2425 South 900 East** – A request by Blalock and Partners, an architectural firm representing Salt Lake City, for a conditional use approval for a new fire station to be located at the above listed address to the south of the existing Forest Dale Golf Course Clubhouse. The 0.86 acre site is zoned PL-2 (Public Lands) and it is currently vacant. The subject property is within Council District 7, represented by Lisa Adams. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case number **PLNPCM2016-00132**

Legislative Matters

4. **Regent Street Signage at approximately 200 South State Street** - A request by Rebecca Delis, project manager on behalf of Utah Property Management Associates and Property Reserve Inc., to create a signage overlay district on the block bounded by 200 South, State Street, 100 South, and Main Street. The intent is to allow for distinct and identifiable signage in support of the cultural and commercial development on that block. The amendment will affect sections 21A.46.110 of the zoning ordinance. Related provisions of Title 21A- Zoning may also be amended as part of this petition. The project is located in Council District Four represented by Derek Kitchen (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com.) Case number **PLNPCM2016-00246**

5. **East Bench Master Plan and Parley's Way Corridor Plan** - A City initiated petition to update the East Bench Master Plan and to develop a specific corridor plan for Parley's Way. The project area is bounded by South Temple and the University of Utah northern property lines to the north, University Street and 1300 East to the west, 1700 South to 2300 East to Parley's Way to the South, and the City boundary to the east. The plans will establish goals and policies related to the future growth and development of the East Bench Community. The project area is located in Council Districts 5 represented by Erin Mendenhall, 6 represented by Charlie Luke, and 7 represented by Lisa Adams. The draft plans can be reviewed at www.slcgov.com/opencityhall. (Staff contact: Wayne Mills at (801) 535-7282 or wayne.mills@slcgov.com.) Case number **PLNPCM2014-00139**

Work Session

6. **RDA Briefing on new Project Areas** - Tammy Hunsaker, Redevelopment Agency Project Coordinator, will give the Planning Commission a brief overview of the new redevelopment project areas within Salt Lake City.

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.