

# AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

451 South State Street

Wednesday, July 27, 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 JULY 13, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

## PUBLIC HEARINGS

### Administrative Matters

1. **Church of Scientology Conditional Use at approximately 709 E. South Temple Street** - A request by A.J. Green of 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 listed 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](mailto:maryann.pickering@slcgov.com)). Case number: **PLNPCM2016-00348**

## WORK SESSION ITEMS

2. **TSA Zoning District Text Changes** - A request by the Salt Lake City Council to review and modify the zoning regulations for the TSA Zoning District. The TSA Zoning District is located along North Temple between 400 West and 2200 West and along 400 South between 200 East and 900 East. The Planning Division will provide an update on the proposed changes, the process to make the changes and the timeline. The list of possible changes include:
  - Clarifying what land uses are allowed in the zone;
  - Reviewing and changing how far buildings can be setback from the street along 400 South;
  - Clarifying what types of uses are allowed on the ground floor of buildings;
  - Modifying design standards related to overall building size, street level design, building materials, parking garage design, mid-block walkways and other design standards;
  - Modifying the approval process and development guidelines to further incentivize affordable housing, higher quality development and other related issues; and
  - Minor changes to other sections of the TSA zoning district or other related provisions in the zoning ordinance.

Information can be found and comments regarding this proposal may be found at [www.slcgov.com/opencityhall](http://www.slcgov.com/opencityhall) or on the Planning Division website at [www.slcgov.com/planning](http://www.slcgov.com/planning). (Staff contact is Daniel Echeverria at (801)535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)) **Case Number PLNPCM2016-00522**

3. **Planned Development Ordinance Text Changes** - A request by the Salt Lake City Planning

Commission to review and modify the Planned Development Ordinance. The Planned Development Ordinance is found in chapter 21A.55 of the Salt Lake City Zoning Ordinance. The purpose of the Planned Development Ordinance is to encourage the efficient use of land and resources, promote greater efficiency in public and utility service and encourage innovation in the planning and building of all types of development. The Planning Commission has the authority to modify development regulations for projects that meet the purpose and objective of the Planned Development Ordinance. The Planning Division will provide an update on the proposed changes, the process to make the changes and the timeline. The list of possible changes include:

- Changing the list of objectives and clarifying what types of strategies may be used to achieve each objective;
- Modifying the standards of the review that are used to determine if the objectives are met;
- Clarifying and modifying the authority of the Planning Commission;
- Consideration of modifying the review process;
- Consideration of adding standards for private roadways; and
- Other changes that are identified throughout the review process of the Planned Development Ordinance.

Information can be found and comments regarding this proposal may be found at on the Planning Division website at [www.slcgov.com/planning/planning-current-projects](http://www.slcgov.com/planning/planning-current-projects) under the current initiative tab. (Staff contact: Wayne Mills at (801)535-7165 or [Wayne.mills@slcgov.com](mailto:Wayne.mills@slcgov.com))

4. **Revisions to the Conditional Building and Site Design Review Program - Since 2012, there has been a steady increase in the number of projects that have either been required to submit to the CBSDR process or an applicant has chosen to submit to the process. The increase in applications has highlighted several issues with the CBSDR process related to the application and administration. The purpose of this revision is to address problems related to application and administration of the Conditional Building and Site Design Review process and standards. Staff will brief the Planning Commission on the scope of this work and ask the Planning Commission for their insights on the issues. (Staff contact: Molly Robinson (801) 535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com))**

*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).*

*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.*