

2nd AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, August 10, 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 27, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

1. **Camper Reparadise Conditional Use Approval Extension** - Kevin Dwyer is requesting a conditional use approval extension to operate a minor auto repair business at approximately 269 – 275 S Glendale Street. This project was approved as a Conditional Use by the Planning Commission on August 12, 2015. The subject property is within Council District 2, represented by Andrew Johnston. (Staff contact: Michael Maloy at (801) 535-7118 or michael.maloy@slcgov.com) Case number **PLNPCM2015-00284**

PUBLIC HEARINGS

Administrative Matters

2. **Liberty Place Townhomes at approximately 640 E. Wilmington Avenue** - Dan Lofgren of Cowboy Partners is requesting Planned Development approval from the City to develop a 70 unit townhome project with eight buildings on approximately 1.72 acres. The proposed project is approximately 35 feet in height and will provide 79 parking stalls. The applicant is also requesting as part of the Planned Development request to increase the height to 35 feet where 30 is allowed and reduce the rear yard setback (along the Sugar House Streetcar Line) from 10 feet to eight feet. Currently the land is developed with an office complex and the property will be developed under the CB (Commercial Business) because the application was submitted prior to the zoning of the property being changed to Form Based Streetcar Edge (FB-SE) zoning district. This type of project must be reviewed as a Planned Development. The subject property is within Council District 7, represented by Lisa Adams. (Staff contact: Maryann Pickering at (801)535-7660 or maryann.pickering@slcgov.com.) Case number **PLNSUB2016-00427**

Legislative Matters

3. **Design Standards Chapter for New Development** - A city initiated request to reorganize the existing design standards found in the zoning ordinance into a single chapter to make the ordinance more user friendly and reduce administration review time for new developments. The new chapter will consolidate existing **POSTPONED** from various zoning districts, with some updates and revisions, into one chapter ordinance. The amendment will affect multiple sections of the Salt Lake City Zoning Ordinance and will be applicable city-wide. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com.) Case number **PLNPCM2015-00150**

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 less than 35 feet. The FB-UN2 zoning

district is currently located in the Central Ninth Neighborhood and 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. This proposal will also add general design standards to the FB-UN zoning districts. These standards address building scale and the design of parking garages. (Staff contact: Christopher Lee at (801)535-7706 or christopher.lee@slcgov.com.)
Case number **PLNPCM2016-00463**

*****September 2016 Chair and Vice Chair Elections** - the Commission will nominate and vote in a Chair and Vice Chairperson at the August 24, 2016 Planning Commission Meeting. These individuals will serve in the positions from October 2016 to September 2017. ***

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.