

**AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**451 South State Street**  
**Wednesday, August 24, 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 AUGUST 10, 2016**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

1. **Regent Street Hotel Design Approval Time Extension** - A time extension is requested by the Applicant of the previously approved Regent Street Hotel Conditional Building and Site Design Approval - a high-rise hotel building. The project was originally approved on September 9, 2015. The location of the project is approximately 45 East 200 South. The subject property is within Council District #4, represented by Derek Kitchen. (Staff contact: Molly Robinson at (801) 535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com).) Case number **PLCPCM2015-00463**

**PUBLIC HEARINGS**

**Administrative Matters**

2. **Sugarmont Apartments at approximately 2189 S McClelland Avenue** - A request by Jeff Vitek, representing Boulder Ventures, for the approval of a Planned Development and Conditional Building and Site Design in order to construct a 352 unit multi-family residential development at the above listed address. The property is located in the CSHBD1 Sugar House Business District. The properties are located within Council District 7, represented by Lisa Adams. (Staff Contact: John Anderson at (801)535-7214, or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com))
  - a. **Conditional Building and Site Design** - The applicant has made a request for Conditional Building and Site Design approval for the proposed project as the Zoning Ordinance requires that any structure in the CSBHD1 Sugar House Business District that exceeds 50 feet or 20,000 square feet must be approved through this process. Case number **PLNPCM2015-00847**
  - b. **Planned Development** - The applicant has also made a request to modify two requirements of the Zoning Ordinance. These modifications must be approved as a Planned Development. The two requests would only affect a portion of the south façade of a building located near the intersection of McClelland Street and Sugarmont Drive. The first request is to exceed the maximum front yard setback along Sugarmont Drive. The second request is that the building not be required to step back the building façade 15 feet after it rises higher than 30 feet in height. Case number **PLNPCM2016-00511**

**Legislative Matters**

3. **Design Standards Chapter** - A request by former Mayor Ralph Becker for creation of a Design Standards Chapter for new development. The new chapter will consolidate existing design standards from various zoning districts, with some updates and revisions, into one chapter in the Zoning 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](mailto:casey.stewart@slcgov.com).) Case number **PLNPCM2015-00150**

- 4. 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**

### **Other Business**

- 5. September 2016 Chair and Vice Chair Elections** - the Commission will nominate and vote in a Chair and Vice Chairperson. 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](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.*