

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**451 South State Street**  
**Wednesday, November 29, 2017, 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 8, 2017**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**UNFINISHED BUSINESS**

1. **Sugar House Development, Planned Development and Conditional Building and Site Design Review at approximately 2290 S 1300 East** - David Dixon, representing the property owner Sugar House Property, LLC is requesting Planned Development and Conditional Building and Site Design Review approval to develop two office buildings with an associated parking structure, and a multi-family residential building with ground floor retail at the above listed address. The proposed structures were approved by the Planning Commission on June 28, 2017 but the Commission requested that the applicant come back with additional details. These details include wayfinding signs, a management plan for the art gallery, and modifications to the north side of one of the office buildings. The subject property is located in the Sugar House Business District-1 (CSHBD-1) zoning district and is within Council District 7, represented by Lisa Adams. (Staff contact: Daniel Echeverria at (801)535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com).) Case numbers: **PLNSUB2017-00298 and PLNPCM2017-00300 (Administrative Matter)**

**PUBLIC HEARINGS**

2. **Violin School Commons Planned Development and Preliminary Subdivision at approximately 315 East 200 South** - The Violin School Commons Associates is requesting approval of a Planned Development and a Preliminary Subdivision for a property at the above listed address. The City has declared surplus the former Public Safety Building and contracted with a developer to preserve/renovate the building. The proposed project includes housing units above ground level retail within the existing building and three additional buildings to be constructed on the remainder of the site. The overall project is proposed to include approximately 248 units of housing. The developer is applying for a Planned Development to allow for multiple buildings with shared access, modified setback requirements, off-site parking in a shared facility and shared open space; the petitioner is also applying for a Preliminary Subdivision to accommodate the proposal Zoning District: RMU Residential Mixed use. The subject property is within Council District 4 represented by Derek Kitchen. (Staff Contact: Doug Dansie at (801)535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)) Case number: **PLNSUB2017-00703 and PLNSUB2017-00704 (Administrative Item)**

3. **Alley Vacation at approximately 1370 East Kensington Avenue** - Michael Daily and Gabrielle Barker, property owners, are requesting Salt Lake City to vacate the alley adjacent to their property located at the above listed address. The alley runs north/south between Kensington and Bryan Avenues and 1300 and 1400 East. The alley is adjacent to five properties, it has been used as a private driveway and there are two garages built over the alley. Current property owners would like to fix this situation by vacating the alley and incorporating the vacated alley into their properties. The subject alley is located on a block that is zoned R-1/5,000 (Single Family Residential) zoning district within Council District 6, represented by Charlie Luke. (Staff contact: Katia Pace at (801)535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)) Case number: **PLNPCM2017-00628 (Administrative Matter)**
  
4. **Vintage Signs Text Amendment** - The Salt Lake City Council initiated a petition to allow for the identification of nonconforming vintage signs subject to specific standards and to allow additional flexibility in terms of placement, modification, and relocation for signs identified as Vintage Signs. The amendments will affect section 21A.46 of the zoning ordinance. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Staff Contact: Anthony Riederer at (801)535-7625 or [anthony.riederer@slcgov.com](mailto:anthony.riederer@slcgov.com).) Case number: **PLNPCM2017-00819 (Legislative Matter)**

*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.*