

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**451 South State Street**  
**Wednesday, January 25, 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 JANUARY 11, 2017**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

**Administrative Matters**

1. **Harmons Brickyard Fuel Center Planned Development at approximately 3200 South Richmond Street** - A request by Kristen Voros of Design Sequence representing Harmons is requesting approval from the City for a new Fuel Center at the Harmons Brickyard store located at the above listed address. The property is zoned CS – Community Shopping and is located within Council District 7, represented by Lisa Adams. The CS zoning district requires Planned Development approval for all new uses and additions. (Staff contact: David J. Gellner at (801)535-6107 or [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)) Case number **PLNSUB2016-00838**
2. **Special Exception for an Over-Height Wall and Fence at approximately 562 S. Denver Street** - A request by Holly Addi, the property owner, for a Special Exception approval to accommodate a proposed over-height wall and fence in the front yard of the property located at the above listed address. The proposed 6-foot concrete wall would be installed parallel to the front property line and span the width of the lot in order to provide additional security on the site. The proposed 6-foot chain link fence would replace an existing 6-foot fence along the south property line. Walls and fences are allowed up to 4 feet in front yards of residential zoning districts. The subject property is located within Council District 4, represented by Derek Kitchen. (Staff Contact: Lauren Parisi at (801)535-7932 or [lauren.parisi@slcgov.com](mailto:lauren.parisi@slcgov.com)) Case number **PLNPCM2016-00898**
3. **Sego Homes Roof Garden Planned Development at approximately 2594 South 800 East** - A request by Wayne Corbridge, of Sego Homes, for a planned development to construct the "Roof Garden". The development is proposed to be 5 townhome units of which four of the units would not have frontage on a public street, located at the above listed address. The subject property is located in the RMF-30 (Residential Multi-family) zoning district and is within Council District 7 represented by Lisa Adams. (Staff Contact: Doug Dansie at (801)535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)) Case number **PLNSUB2016-00865**

## Legislative Matters

4. **Planned Development Ordinance Amendments** - A request by the Salt Lake City Planning Commission to review and modify the Planned Development Ordinance. A Planned Development is a development approval process that allows the Planning Commission to modify zoning standards in an effort to get a better project than what could be allowed under strict zoning regulations. The process is regulated in Chapter 21A.55 of the Salt Lake City Zoning Ordinance. The Planning Division is reviewing the zoning regulations related to Planned Developments in an effort to: Ensure that the development is meeting a citywide planning objective; Ensure that the design of the project is compatible with adjacent development; and Clarify zoning regulations. Information regarding the proposed changes can be found at [www.slcgov.com/planning/planning-current-projects](http://www.slcgov.com/planning/planning-current-projects). Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Wayne Mills at (801)535-7282 or [Wayne.mills@slcgov.com](mailto:Wayne.mills@slcgov.com)) Case number **PLNPCM2016-00600**
  
5. **21st and 21st Small Area Plan** - A City initiated petition to develop a small area plan for the 21st and 21st Business District. The project area extends along 2100 South from approximately 1900 East to 2300 East and includes all properties zoned CB Community Business or RMF-35 Moderate Density Multi-Family Residential. The project does not propose any changes to single family residential properties. The plan will establish goals and policies related to the future growth of the 21st and 21st neighborhood and will create design criteria for future private and public development. The project area is located in Council District 6 represented by Charlie Luke and Council District 7 represented by Lisa Adams. The draft plan can be reviewed at [http://www.slcdocs.com/Planning/Projects/Current\\_Initiatives/21.pdf](http://www.slcdocs.com/Planning/Projects/Current_Initiatives/21.pdf) (Staff contact: John Anderson at (801)535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com).) Case number **PLNPCM2015-00141**

*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.*