

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

451 South State Street

Wednesday, February 22, 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 FEBRUARY 8, 2017

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Euclid Corners Townhomes at approximately 1002 W 200 South** – A request by Pascal Meyer of Carpenter Stringham Architects on behalf of the property owner, for approval from the City to develop a proposed 16-unit townhome project at the above listed address. The applicant is requesting Planned Development and Subdivision approval for moderation of certain zoning standards related to setbacks abutting an RMF-35 District, first floor glass requirements, minimum lot size and lots not fronting a public street. The vacant parcel is zoned TSA-UN-T Transit Station Area Urban Neighborhood Transition. The subject property is within Council District 2, represented by Andrew Johnston. (Staff contact: JP Goates at (801)535-7236 or jp.goates@slcgov.com.) Case number **PLNSUB016-01000**
2. **Pierpont Apartments Conditional Design Review at approximately 315 W Pierpont Avenue**
- A request by Gardiner Properties Pierpont, LLC, for approval from the City to increase the height of a proposed residential building from 75 feet to 85 feet (7 stories to 8 stories) at the above listed address. The proposed structure is for a multi-family apartment building with 87 units. Currently the land is a parking lot and is located within the D-3 (Downtown Warehouse/Residential) zoning district. This type of project must be reviewed through the Conditional Building and Site Design Review process. The subject property is within Council District 4, represented by Derek Kitchen. (Staff contact: Chris Lee, Principal Planner, at (801) 535-7706 or chris.lee@slcgov.com.) Case number **PLNPCM2016-00997**

Unfinished Business

3. **Special Exception for an Over-Height Wall and Fence at 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 subject property. The 6-foot concrete wall would be installed parallel to the **WITHDRAWN** the 6-foot chain link fence would be installed on the south property line **WITHDRAWN** additional security on the site. Walls and fences are allowed up to 4 feet in front yards of residential zoning districts. This item was previously reviewed and tabled at the January 25, 2017 Planning Commission meeting. The subject property is located within Council District 4, represented by Councilman Derek Kitchen. (Staff Contact; Lauren Parisi at (801) 535-7932 or lauren.parisi@slcgov.com) Case number **PLNPCM2016-00898**

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 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.