

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**451 South State Street**  
**Wednesday, June 28, 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 JUNE 14, 2017**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

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 development must be reviewed as a Planned Development as the associated buildings will not have frontage on a public street. Other zoning requirements may be modified through the Planned Development process. The development also must be reviewed through Conditional Building and Site Design Review as the process is required for buildings that exceed 50 feet in height in the associated zone. Currently the land is occupied by a parking lot and vacant retail store. 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 (Legislative Item)**
  
2. **Appeal of Special Exception administrative approval at approximately 1373 E Arlington Drive** – This is an appeal filed by the neighbor of the subject property regarding an administrative approval of a special exception for an inline addition to the back of the house. This type of appeal is required to be heard by the Planning Commission as if it were a new request for a special exception. The request by the property owner is to expand the existing single family dwelling on the parcel through front and rear additions. The proposed additions to the front of the structure comply with setback requirements of the R-1/7000 (Single Family Residential) zoning district. The side yard setbacks of the rear addition varies because of the angled lot lines. The proposed addition does not encroach closer to the side property line than the existing structure, but requires a special exception because the existing side yard setback is less than what is required by ordinance. (Staff contact: Chris Lee at (801)535-7706 or [chris.lee@slcgov.com](mailto:chris.lee@slcgov.com)) Case number: **PLNAPP2017-00404 (Administrative Item)**

*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.*