

**2<sup>nd</sup> AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**451 South State Street**  
**Wednesday, July 12, 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 28, 2017**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **Special Exception for a Hobby Shop Use at approximately 1229 East 1700 South** - AJ Waller, the property owner, is requesting approval for a hobby shop (home office) use in the 2nd story of his existing detached garage. Uses other than parking a vehicle or storage in an accessory structure require Special Exception approval for a "hobby shop." Hobby shop uses include, but are not limited to, home offices, art studios, exercise rooms, and dressing rooms adjacent to swimming pools. A hobby shop cannot be used as an accessory dwelling unit. The subject property is located within Council District 5, represented by Councilwoman Erin Mendenhall. (Staff Contact: Lauren Parisi at (801)535-7932 or lauren.parisi@slcgov.com). Case number: **PLNPCM2017-00222 (Administrative Matter)**
2. **Cottam Acre Planned Development and Preliminary Plat at approximately 1463 W. Van Buren Ave** - Dave Brach is requesting approval of a planned development to create a flag lot in a proposed three lot subdivision and to locate a detached garage in the front yard area of the flag lot located at the above listed address in a R-1/7,000 (Single Family Residential) zoning district. The subject property is located within Council District 2, represented by Andrew Johnston. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com) Case number: **PLNSUB2017-00346 & PLNPCM2017-00347 (Administrative Matter)**
3. **Hoyt Place Planned Development and Preliminary Plat at approximately 842 West Hoyt Place** - Dave Robinson is requesting approval for a Planned Development to develop two existing lots on approximately 0.55 acres with ten single family units on individual lots that will not front a public street. The proposed project consists of two single-family townhome structures with three units each, and four single family detached units with optional accessory dwellings, to be accessed by a private street requiring full street and utility infrastructure improvements. The proposed project is located at the above listed address in an SR-3 (Special Development Pattern Residential District) within Council District 2, represented by Andrew Johnston. (Staff contact: JP Goates at (801)535-7236 or jp.goates@slcgov.com) Case number: **PLNSUB2017-00324 & PLNSUB2017-00504 (Administrative Matter)**

4. **HLC New Construction Standards** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the process and its outcomes. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition, as necessary. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or [anthony.riederer@slcgov.com](mailto:anthony.riederer@slcgov.com)) Case number: **PLNPCM2016-00905 (Legislative Matter)**
5. **Amendments to the Local Historic District Demolition Process** - A text amendment to amend certain sections of Title 21A (Zoning) of the Salt Lake City Code to amend and clarify regulations concerning the demolition of historic resources in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to make the demolition process more transparent. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition as necessary. The changes would apply citywide. (Staff contact: Lex Traugher at (801)535-6184 or [lex.traugher@slcgov.com](mailto:lex.traugher@slcgov.com).) Case number: **PLNPCM2009-00014 (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.*