

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

451 South State Street

Wednesday, August 9, 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 JULY 26, 2017

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Vivint Arena Sign Overlay at approximately 301 West South Temple** - A text amendment to amend a section of the Salt Lake City Zoning Ordinance and create a localized alternative sign overlay district on the block that currently houses the Vivint Arena. It is bounded by 300 West, 400 West, South Temple and 100 South. This overlay would allow the owners of the property to request to install signage that would not meet the basic standards of the Zoning Ordinance. Related provisions of title 21A may also be amended as part of this petition as necessary. The property is located in Council District 4 represented by Derek Kitchen. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com.) Case number: **PLNPCM2017-00407 (Legislative Matter)**
2. **Planned Development at approximately 563/565 E 600 South** - A request by Kristen Clifford, the applicant representing the property owner, for Planned Development approval to develop two existing lots currently occupied by a convenience store and a duplex comprised of a mixed use building with ground-floor commercial and two upper stories containing 5 dwelling units. The proposal retains the existing duplex. The duplex is proposed to be demolished to accommodate the proposed project. The project is viewed as a Planned Development because the proposed lot occupied by the duplex would not have frontage on a public street and would not meet front yard setback requirements. Other zoning requirements may be modified through the Planned Development process. The proposed project is located at the above listed address in the R-MU-35 (Residential Mixed Use District) and the H (Historic Preservation Overlay) zoning districts in Council District 4, represented by Derek Kitchen. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com.) Case number: **PLNSUB2017-00297 (Administrative Matter)**

3. **Neighborhood House Subdivision Amendment, Street Closure and Zoning Amendment at approximately 1050 W 500 South** - A request by Neighborhood House to amend the subdivision, close a portion of 1100 West Street and to amend the zoning of four parcels (419, 422, 423, and 430 South 1100 West) from R-1/5,000 (Single Family Residential) to I (Institutional.) The applicant's intent is to renovate the site and replace the daycare center building. The subject property is zoned I (Institutional) and R-1/5000 Single Family Residential District and is located within Council District 2, represented by Andrew Johnston. (Staff contact: Katia Pace at (801)535-6354 or katia.pace@slcgov.com)
 - a. **Subdivision Amendment and Street Closure** - request to amend the subdivision by consolidating lots and to close a portion of 1100 West that is located within the Neighborhood House site. This portion of 1100 West only exists on paper and is not utilized for transportation purposes or access to other properties. Case number: **PLNSUB2017-00320**
 - b. **Zoning Amendment** - zoning change for four parcels (419, 422, 423, and 430 South 1100 West) from R-1/5,000 (Single Family Residential) to I (Institutional.) Currently, the site consist of several parcels that are zoned Institutional except for the four parcels mentioned above. Case number: **PLNPCM2017-00447 (Legislative Matter)**
4. **Young Planned Development at approximately 361 W Reed Ave** - A request by Dave Young, new owner/applicant, for planned development approval to construct a 5-unit residential condominium project with modified building setbacks, parking stall count, and alley access at the above listed address in a MU (Mixed Use) zoning district located in Council district 3, represented by Stan Penfold. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com.) Case number: **PLNSUB2017-00176 (Administrative Matter)**
5. **Temporary Use Provisions Text Amendment** - A petition initiated by the Salt Lake City Mayor, Jackie Biskupski, to modify section 21A.42 (Temporary Uses) of the Salt Lake City zoning ordinance. Temporary uses are of a limited duration and include carnivals, fairs and similar events, fundraisers, large scale outdoor sales events, temporary food service, Christmas tree sales and other outdoor holiday sales, etc. This is part of an ongoing effort to simplify and streamline planning processes and regulations. Current temporary use standards have created confusion for the public, the business community, and for city departments involved with applying them. This text amendment will clarify and facilitate the process to obtain a temporary use permit. The proposed text amendment is applicable citywide. (Staff contact: Chris Lee at (801)535-7706 or chris.lee@slcgov.com.) Case number: **PLNPCM2017-00272 (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 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.