

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

July 11, 2018, 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 126 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 27, 2018

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Extension of Approval: Applicant Dave Robinson has requested an extension of time to the approval of PLNSUB2017-00324 and PLNPCM2017-00504 Hoyt Place Planned Development and Preliminary Subdivision at approximately 842 West Hoyt Place. The project was approved on July 12, 2017 and the request for an extension was submitted on June 26, 2018. The applicant is preparing building permit applications for the planned development but has not yet submitted a complete building permit application and has requested a six month extension to finalize the building permit application.

UNFINISHED BUSINESS

1. **Planned Development at 310 East 200 South, NOT A PUBLIC HEARING-** A follow-up conversation regarding the architecture of the Magnolia Building, associated with a request by Violin School Commons Associates for a Planned Development for a property located at 315 East 200 South. The Magnolia Building is on the 300 East frontage at approximately 151 South. The overall Planned Development was approved in November 2017, with the request that the final architectural facade details be brought back to the Planning Commission for final review. Zoning District: RMU Residential Mixed use. The subject property is within Council District 4 represented by Derek Kitchen. (Staff Contact: Doug Dansie at 801-535-6182 or Doug.dansie@slcgov.com) **Case Number: PLNSUB2017-00703**
2. **Single Room Occupancy (SRO) Dwellings Text Amendments**— A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define Single Room Occupancy (SRO) housing, and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SLC: A Five Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. The Planning Commission closed the public hearing and tabled this item, asking staff to return with additional information. (Staff Contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com) **Case number PLNPCM2018-00066 (Legislative Matter)**

PUBLIC HEARINGS

1. **Special Exception for Additional Building Height at 810 E. Edgehill Road**- Pam and Wynn Johnson, property owners, are requesting Special Exception approval to construct a new single-family structure that exceeds the maximum permitted building height in the FR-3/12,000 Foothills Residential District. The subject property at 810 E. Edgehill Road is currently vacant, with an average slope of 39-42 percent (%). The proposed structure would measure approximately 49 feet above established grade at its tallest point. In the FR-3/12,000 District, the maximum permitted building height is 28 feet measured from established grade. In addition, the structure would have a rear vertical building wall that measures approximately 40-49 feet above established grade. The zoning ordinance permits front and rear vertical building walls up to 25 feet in height. The Planning Commission has final decision making authority for Special Exceptions. The property is located within Council District 3, represented by Chris Wharton. (Staff contact is Ashley Scarff (801) 535-7660 or Ashley.scarff@slcgov.com). **Case Number: PLNPCM2017-00663 (Administrative Item)**

2. **Dalton's Edge Planned Development**- DbUrban Communities, represented by Dustin Holt, is requesting approval for a 64-unit apartment development located at 1030 South 400 West. The applicant is requesting Planned Development approval for the relaxation of three zoning standards. The modifications include; a reduction in the landscaped front yard from the required 10 feet to approximately 5 feet, a reduction of the freeway landscape requirement from 10 feet to 0 feet, and the construction of buildings that do not have street frontage. Each proposed unit contains off-street parking. The subject property is located in the CG (General Commercial) zoning district and is located in Council District #5, represented by Erin Mendenhall. (Staff contact: Kelsey Lindquist at 801-535-7930 or Kelsey.lindquist@slcgov.com) **Case Number: PLNSUB2018-00116**

3. **1230 West 200 South Zoning Map Amendments**- MS Operating Company, LLC, has initiated a petition to change the zoning of property located at 1230 West 200 South from M-1 Light Manufacturing to TSA-UN-T Urban Neighborhood Station. The site is the location of the former Mark Steel, located immediately west of the Jordan River on 200 South. The properties contain approximately 15.36 acres. There is no development proposal associated with this petition; however, the zoning change would allow mixed commercial and residential development up to 50 feet in height with the intent of creating a lively, active, and safe streetscape. The subject property is within Council District 2, represented by Andrew Johnston. (Staff contact: Doug Dansie at (801) 535-6182 or Doug.dansie@slcgov.com.) **Case Number: PLNPCM2018-00163**

- 4. OS Open Space Zoning District Text Amendment-** The Salt Lake Tennis and Health Club located at 2471 S. 1700 E. has submitted a request to amend the Zoning Ordinance to allow for additional signage in the OS Open Space Zoning District. Specifically, the request would remove the existing cap of 60 square feet of flat signage on any structure in an OS zone. Additionally, the request would change the allowable size of flat building signs from 0.5 square feet per one foot of building façade length to 1.5 square foot for every one foot of building façade length for buildings with frontage on a controlled access road such as a freeway. The amendment would apply to all properties in the OS Open Space zoning district. This proposed amendment would affect Section 21A.46.120 Sign Regulations for Special Purpose Districts in the Salt Lake City Zoning Ordinance. (Staff Contact: John Anderson at (801)535-7214 or John.anderson@slcgov.com)
Case Number: PLNPCM2018-00057 (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. 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.