

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**January 24, 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 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 JANUARY 10, 2017**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **The @2100 Apartments Preliminary Subdivision and Planned Development at approximately 1967 S 300 West** - A request by G. Lyman Adams, representing the property owner, MSC Associates, LLC, to divide the existing parcel at the above listed address into two separate parcels via a preliminary subdivision and then construct an 81 unit apartment complex on the rear lot utilizing the planned development process. The subject property is located on the east side of 300 West and extends eastward to the UTA rail line corridor. If the subdivision is approved, the front parcel would contain an existing retail business with parking to the south and east while the new eastern parcel would be the location for the planned apartment complex. The planned development petition is being sought because the rear parcel would not have frontage onto 300 West and would be accessed via an easement across the parking lot on the west parcel. A reduction to the width of the parking lot perimeter landscaping on the rear parcel is also requested. The subject property is located in a CG (General Commercial) zoning district and is located in Council District 5, represented by Erin Mendenhall. (Staff contact: Chris Lee at (801)535-7706 or [chris.lee@slcgov.com](mailto:chris.lee@slcgov.com)). Case number: **PLNSUB2017-00915 and PLNSUB2017- 00917 (Administrative Matter)**
2. **Design Standards Update Zoning Text Amendment** - A request by Salt Lake City Mayor Jackie Biskupski to amend the text of the Zoning Ordinance related to building design. The purpose of this amendment is to clarify that the design elements that are required by the Design Standards chapter of the Zoning Ordinance apply not only to new construction, but also to existing structures and that renovations to existing structures cannot eliminate or reduce the design elements required by the Zoning Ordinance. The amendments will affect Section 21A.37 of the Zoning Ordinance. Other related provision of Title 21A may be amended as part of this petition (Staff Contact: Mayara Lima at (801)535-7932 or [mayara.lima@slcgov.com](mailto:mayara.lima@slcgov.com).) Case number: **PLNPCM2017-00921 (Legislative Matter)**
3. **Global Trade Port in Manufacturing Zones Text Amendment** - A request by Salt Lake City Mayor Jackie Biskupski to amend the zoning text in the Manufacturing zoning districts to allow for the development of a global trade port (railroad freight terminal facility). Changes include:
  - a. Clarifying the definition of a railroad freight terminal
  - b. Allowing additional height for supporting structures
  - c. Assessing the permitted and conditional uses in the land use tablesThe amendments will affect Section 21A.28: Manufacturing Districts; 21A.33.040: Table of Permitted and Conditional Uses for Manufacturing Districts; and 21A.62: Definition of Terms. Other related provision of Title 21A may be amended as part of this petition. (Staff Contact: Tracy Tran at (801)535-7645 or [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com).) Case number: **PLNPCM2017-1038 (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.*