

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**

**In Room 326 of the City & County Building**

**February 28, 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 FEBRUARY 14, 2018**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **Richmond Place Townhomes Planned Development at approximately 2965 S Richmond Street** - Johnsen and Allphin Properties, LLC are requesting Planned Development and Preliminary Subdivision approval for a proposed 9-unit townhome project to be located at the above listed address. The 0.83 acre (36,000 square feet) parcel is zoned RMF-30 – Low Density Multi-Family Residential and CB – Community Business zoning district. Access to the site would be provided via a private road that connects to Richmond Street. Planned Development approval is required as the individual units would not front onto a public street, have reduced lot sizes, have a reduced rear yard setback and to allow an additional 5-feet of building height. The subject property is located in Council District 7, represented by Amy Fowler. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com) Case number: **PLNSUB2017-00881 & PLNSUB2017-01081 (Administrative matter)**
2. **The Mabel Townhomes Planned Development at approximately 323 and 325 S 700 East** - Austin Averett, representing C.W. Urban is requesting Planned Development approval of a proposed six-unit multi-family condo project that would have reduced front and rear yard building setbacks on two contiguous property parcels totaling approximately 0.313 acres (13,600 square feet). Per the request, the front yard setback would be reduced from the required 25-feet to approximately 14.5 feet and the rear yard setback would be reduced from 30-feet to approximately 24.5 feet on the eastern end of the project. The Planning Commission may consider different setback reductions. The properties are located at the above listed addresses in the RMF-45 (Residential Multi-family) zoning district in Council District 4, represented by Derek Kitchen. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com) Case number: **PLNSUB2017-00962 (Administrative matter)**
3. **The Wells Mixed Use Development at approximately 1302 S 500 E and 1314 S 500 E** - Dallin Jolley, of Jolley & Jube Investments, has initiated petitions to develop two abutting parcels at the above listed addresses as a comprehensive mixed-use project with a building on each parcel featuring residential, office, retail, and restaurant uses. The project requires Conditional Building and Site Design Review (CBSDR) and Planned Development (PD) approval. The CBSDR request is to reduce the required 15 foot front and corner side yard setbacks. PD approval is required to reduce the 10 foot rear yard setback, the 30 foot parking setback, and to facilitate a shared parking area between the structures. The subject properties are located in the CN (Neighborhood Commercial) zoning district and in Council District 5, represented by Erin Mendenhall. (Staff Contact: Chris Lee at (801)535-7706 or chris.lee@slcgov.com). Case number: **PLNSUB2017-01052 and PLNPCM2017-00755 (Administrative matter)**

4. **Retail Use/ Mixed Use Zoning Text Amendment** - A Zoning Text amendment to allow retail service uses in the MU Mixed-Use zoning district. The amendment will affect section 21A.33.070 of the Zoning Ordinance. Retail Service uses are those that provide services directly to a consumer, such as hair salons and barber shops. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff Contact: Anna Anglin at (801)535-6050 or [anna.anglin@slcgov.com](mailto:anna.anglin@slcgov.com)) Case number: **PLNPCM2017-00752 (Legislative matter)**
  
5. **Zoning Text Amendment to the Conditional Building and Site Design Review Ordinance** - A zoning text amendment that clarifies the intent and eases administration of the Conditional Building and Site Design Review (CBSDR) program (Chapter 21A.59). Proposed changes include alignment of the purpose statement (21A.59.010) with citywide livability goals, clarifications to the authority (21A.59.020) section that more clearly determines administrative versus Planning Commission approvals, and modification of the design standards for review to add language that clarifies how to implement each standard. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff Contact: Molly Robinson (801) 535-7261 [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com)) Case number: **PLNPCM2016-00615 (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.*