

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

June 13, 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 MAY 23, 2018

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

UNFINISHED BUSINESS (Not a public hearing)

1. **EVO Planned Development & Preliminary Subdivision Plat at approximately 578 N and 610 N West Capitol Street** - Consider the clarifying information requested by the commission regarding estimated vehicle trips for 14 dwelling units versus 12 units, and whether parking would be allowed on the private drive per fire code. A reminder that the public hearing was closed and no further public comment or participation is scheduled for this meeting, however the public may listen to the discussion and decision. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com) **Case Number: PLNSUB2018-00135 and PLNSUB2018-00179**

PUBLIC HEARINGS

2. **Ninth West Townhomes** – Rod Engar, representative of the property owner, is requesting approval from the City in order to construct four single-family attached units located at 624 South 900 West. The applicant is requesting Planned Development approval for the relaxation of zoning and subdivision standards. In order to construct four single-family attached units, the applicant is requesting relief for lot dimension standards and three lots without street frontage. The requested modifications are primarily due to the depth of the vacant lot. The subject property is located in the RMF-35 (Moderate Density Multi-Family) zoning district. The subject property is located within Council District 2, represented by Andrew Johnson. (Staff contact: Kelsey Lindquist at (801) 535-7930 or Kelsey.lindquist@slcgov.com)
 - a. **PLNSUB2018-00059** – Planned Development request to modify lot dimension standards for the RMF-35 (Moderate Density Multi-Family) zoning district and three lots without the required street frontage.
 - b. **PLNSUB2018-00223** – Preliminary Subdivision Plat to approve four single-family attached lots.

3. **Paper Box Lofts Planned Development and Conditional Building and Site Design Review**
- The petitioner, Micah Peters of Clearwater Homes, has initiated petitions to develop the parcel at 340 W 200 S with three mixed use buildings and an automated parking system. The project requires Conditional Building and Site Design Review (CBSDR) and Planned Development (PD) approval. The CBSDR request is to increase the maximum front yard setback on 400 West from the required 5 feet to 14 feet 3.5 inches and for a minor increase to the height limit of 75 feet. PD approval is required for more than one principal building on the parcel and to allow for an over-height fence on a section of the parcel next to an electrical substation. This is an RDA project and the petitioner has honed the design through an extensive process with RDA representatives. The subject property is located in the D-4 (Downtown Secondary Central Business) zoning district and in Council District 4, represented by Derek Kitchen. (Staff Contact - Chris Lee at 801-535-77066 or chris.lee@slcgov.com) **Case Numbers PLNSUB2018-00111 and PLNPCM2018-00195**

Planning Commission Training

Form Based Codes: The planning commission will receive training regarding form based codes, including what they are, how they differ from other types of zoning, how they are used in Salt Lake City, and how they may help address some of the development issues facing the city. (staff contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com)

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.