

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building at 451 South State Street**  
**Wednesday, August 12, 2009 at 5:45 p.m.**

**The field trip is scheduled to leave at 4:00 p.m.** Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. **Work Session**—The Planning Commission will discuss proposed amendments to the nonconforming use/noncomplying lot and structure regulations, and may discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation.

**Approval of Minutes from Wednesday, July 8, 2009**

**Report of the Chair and Vice Chair**

**Report of the Director**

**Public Hearings**

1. **PLNSUB2009-00359; Planned Development/Conditional Use**—a request by Mike Polich to build a mixed use development with two (2) commercial units and seven (7) residential units as a planned development, located at approximately 1234 South 1100 East in a CN (neighborhood commercial) zoning district. As part of the planned development the applicant is requesting that the Planning Commission reduce the buffer setback from seven (7) feet to zero (0), and to increase the maximum height limit from twenty-five (25) feet or 2.5 stories to thirty (30) feet above established grade. The property is located in City Council District Five, represented by Councilmember Jill Remington-Love (Staff contact: Ray Milliner at 801.535.7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).
2. **PLNSUB2009-00417; Merrimac Flats Townhouse Development**—a request from City and Resort Properties, LLC, represented by Nathan Anderson, for Planning Commission approvals to allow for a planned development to modify the lot size and street frontage requirements of five single-family attached dwelling units at approximately 38 West Merrimac Avenue, and to make sure the project is consistent with neighborhood setbacks. The project is located in Council District Five, represented by Jill Remington-Love (Staff contact: Doug Dansie at 801.535.6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)).
3. **PLNPCM2009-00161; City of the Seven Gates**—a request by Brylan Schultz, on behalf of City of the Seven Gates, for conditional use approval for an art studio, a community center, and a caretaker's quarters at approximately 2904 West 500 South. The subject property is in the M-2 (Heavy Manufacturing) Zoning District in Council District Two, represented by Van Turner (Staff contact: Nick Britton at 801.535.6107 or [nick.britton@slcgov.com](mailto:nick.britton@slcgov.com)).
4. **PLNPCM2009-00333; Iglesia de Dios Cristiana Santidad a Jehova**—a request by Elisco Alfaro for a Conditional Use for a place of worship located at approximately 1303 S. Swaner Road. The subject property is located in an M-1 (Light Manufacturing) zoning district in Council District Two, represented by Van Turner (Staff contact: Katia Pace at 801.535.6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)).
5. **PLNPCM2009-0045; Private Clubs in the MU**—a request by Robert McCarthy for a text amendment to allow private clubs as a conditional use in the MU zoning district. The Mixed Use zoning classification is only mapped in the West Capitol Hill Neighborhood in Council District Three, represented by Eric Jergensen (Staff contact: Katia Pace at 801-535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)).
6. **PLNPCM2009-00173; Zoning District Purpose Statements**—a request by the Salt Lake City Council to amend the Purpose Statements for the Residential, Commercial, Manufacturing, Downtown, Gateway and Special Purpose Zoning Districts. The purpose of the zoning text amendments is to ensure that the purpose statements are consistent with and reflect the overall purpose of the Zoning Ordinance, ensure that the individual zones fulfill the intent statement of the zoning districts, remove contradictory statements and assist in the administration of the Zoning Ordinance. The proposed amendments are city-wide (Staff contact: Nick Norris at 801.535.6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)).

*Visit the Planning Division's website at [www.slcgov.com/CED/planning](http://www.slcgov.com/CED/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.*

## MEETING GUIDELINES

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:

Salt Lake City Planning Commission  
451 South State Street, Room 406  
Salt Lake City UT 84114

4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

On Tuesday, July 28, 2009 I personally posted copies of the foregoing notice within the City and County Building at 451 South State Street at the following locations: Planning Division, Room 406; City Council Bulletin Board, Room 315; and Community Affairs, Room 345. A copy of the agenda has also been faxed/e-mailed to all Salt Lake City Public Libraries for posting and to the Salt Lake Tribune and Deseret News.

Signed: \_\_\_\_\_

STATE OF UTAH

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Tami Hansen

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COUNTY OF SALT LAKE

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SUBSCRIBED AND SWORN to before me this day July 28, 2009

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NOTARY PUBLIC residing in Salt Lake County, Utah