

## **SECOND AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**

**In Room 326 of the City & County Building at 451 South State Street**

**Wednesday, June 24, 2009 at 5:45 p.m.**

**There will be no field trip.** Dinner will be served to the Planning Commissioners and staff at 5:00 p.m., in Room 126. **Early Work Session** (This portion of the meeting is open to the public for observation)—The work session will begin at **3:00 p.m.** and will include discussion on Long Range Planning including:

1. Long range general plan approach.
2. Updates on the North Temple Plan, Euclid Plan, etc.
3. Sustainable Community Development Code Revision Project. The Planning Commission will receive a presentation by Clarion Associates **at 5:00 in Room 126**, regarding the purpose and status of the Sustainable Community Development Code Revision Project. This project includes recommendations regarding ways the City can amend its development codes, including the Zoning and Subdivision ordinances, to improve implementation of sustainability in Salt Lake City. (Staff contact: Wilf Sommerkorn at 801.535.7226 or [wilford.sommerkorn@slcgov.com](mailto:wilford.sommerkorn@slcgov.com)).

**Approval of Minutes from Wednesday, May 27, 2009 and June 10, 2009**

**Report of the Chair and Vice Chair**

**Report of the Director**

**Public Hearings**

4. **Continued from June 10: Merrimac Flats Townhouse Development**—a request from City and Resort Properties, LLC, represented by Nathan Anderson, for Planning Commission approvals to allow for the development of seven single-family attached dwelling units at approximately 38 West Merrimac Avenue. 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))
  - a. **Petition PLNPCM2008-00679**—a request to rezone the property from RMF-35 residential multi-family medium density development to RMF-75 residential multi-family high density zoning classification. The applicant wishes to increase the potential density from five to seven units.
  - b. **PLNSUB2009-00417**—a request for planned development approval to modify the lot size and street frontage requirements to ensure the proposed project is consistent with neighborhood setbacks.
5. **Petition PLNPCM2009-00616, Zoning Text Amendment**—The Planning Division is reviewing a petition requested by Mayor Becker to amend the Salt Lake City Zoning Ordinance, to allow “public parks” in the Public Lands Zoning District. The proposed text change affects all properties zoned Public Lands citywide (Staff contact: Everett Joyce at 801.535.7390 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com)).
6. **Petition No. PLNPCM2008-00640, Salt Lake City Code Maintenance; Fine Tuning text amendments** – a request by Salt Lake City Mayor Becker to analyze the feasibility of amending the City Zoning Ordinance to provide for clarity and efficiency of use as part of an ongoing process of code maintenance. The following issues are being considered:
  - a. Chapter 21A.36 Home Day Care and Home Occupations: Allow home day care and home occupations in legal conforming single family and duplex properties that are located within commercial or other non-residential zones.
  - b. Chapter 21A.36 General Provisions: Add the (MU) Mixed Use Zoning District to the Assisted Living, Nursing Care, Small Group Homes, Large Group Homes, Adult Day Care and Child Day Care uses listed in Chapter 36.
  - c. Chapter 21A.40 Accessory Uses, section 21A.40.090E: Add the (MU) Mixed Use Zoning District to the table (wireless communications facilities)
  - d. Chapter 21A.26 Commercial Districts: Amend 21A.26.080 Table of Permitted and Conditional Uses. Allow single-family and duplex uses as part of a mixed use development in the CN Zoning District.
  - e. Chapter 21A.46 Signs, section 21A.46.110 Signs, Corporate Flag: Allow additional anchoring at the bottom of flag to prevent excessive movement.

These text changes are Citywide (Staff contact: Everett Joyce at 535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com)).

**Briefing**

7. **Petition PLNPCM2009-00168; Northwest Quadrant Master Plan** —a request by the City Council to develop a community master plan for the Northwest Quadrant. The Northwest Quadrant includes the incorporated area of the City located between the Bangerter Highway and the west City limits (8800 West) from 2100 South to the north City limits (3700 North). A public hearing on the matter will be held at a future date. There will be no decision made at this meeting. The community is located in City Council District One, represented by Carlton Christensen and in City Council District Two, represented by Van Turner (Staff contact: Everett Joyce at 801. 535.7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com) or view the plan at: [www.slcgov.com/CED/planning/pages/NWQMasterPlan.htm](http://www.slcgov.com/CED/planning/pages/NWQMasterPlan.htm).)

*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  
PO Box 145480  
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 Thursday, June 18, 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 )

Tami Hansen

:SS

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN to before me this day June 18, 2009

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NOTARY PUBLIC residing in Salt Lake County, Utah