

Amended SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building at 451 South State Street
Wednesday, December 8, 2010 at 6:30 p.m. or immediately following the Work Session

The field trip is scheduled to leave at 4:00 p.m.

Dinner will be served to the Planning Commissioners and Staff at 5:00p.m. in Room 126.

Work Session: 5:30 in Room 326. The Planning Commission will hold a work session from approximately 5:30-6:30.

During the Work Session the Planning Staff will brief the Planning Commission on pending projects, discuss project updates and minor administrative matters. This portion of the meeting is open to the public for observation.

1. Mayor Ralph Becker to meet with the Planning Commission to discuss various matters including his Vision for a Green City
2. Clarion Associates will discuss the progress of the Sustainable City Code Initiative project (Staff contact: Cheri Coffey at 801-535-6188 or cheri.coffey@slcgov.com).
3. Discussion about proposed changes to Outdoor Advertising regulations (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com)
- **Approval of Minutes**
- **Report of the Chair and Vice Chair**
- **Report of the Director**
- **Public Hearing 6:30 or immediately following the work session**

1. **PLNPCM2010-00610: Mark Miller Conditional use for auto sales-** A request by Mark Miller Toyota to expand its current facility located at 1000 E. 1000 South in the Downtown Support District. The property is zoned D-2. The request is being represented by John Anderson at 801-535-7214 or john.anderson@slcgov.com.

Postponed
2. **PLNPCM2010-00672 Harmon's Grocery Store Planned Development** - A request by Harmons Grocery for a planned development of a grocery store at approximately 1706 E 1300 South in the CN (Neighborhood Commercial) zoning district and in City Council District 6, represented by JT Martin. The planned development request includes modifications to building and parking setbacks, fence regulations and sign regulations. (Staff contact: Elizabeth Reining at 801-535-6313 or elizabeth.reining@slcgov.com).
3. **PLNPCM2010-00561 Neff Rezoning.** A request by Jeremy Neff for a Zoning Map Amendment to rezone property located at approximately 163 West 1700 South from Community Business to General Commercial in order to bring the property and its use into conformance with the zoning district and to match the zoning of the adjacent property which is also owned by the applicant. The proposed zoning district is CG (General Commercial) and is located in Council District 5, represented by Jill Remington-Love. (Staff contact: Maryann Pickering at 801-535-7660 or maryann.pickering@slcgov.com).
4. **PLNPCM2010-00594: Phillips Conditional Use for an Office/Reception Center in a Landmark site** - A request by Bonnie Phillips for a conditional use to allow a reception center at approximately 1229 East South Temple. The purpose of the proposal is to allow space for small gatherings and meetings that foster respectful dialogue, understanding and community discussions. The property is zoned Special Development Pattern SR1-A and is located in Council District 3, represented by Stan Penfold. (Staff contact: Ray Milliner (801)535-7645 or ray.milliner@slcgov.com).
5. **PLNPCM2010-00300 Sentry Electric Fence Security Systems Text Amendment** – A request by Michael Pate for Sentry Security Systems to amend Chapter 21A.40.120 of the Salt Lake City Zoning Ordinance. The amendment would add language to regulate the use of electric security fences in Manufacturing and Commercial zones. Changes would be City wide. (Staff contact: Ray Milliner at 801-535-7645 or ray.milliner@slcgov.com).
6. **PLNSUB2010-00692, Mt. Olivet/Roland Hall – St. Mark's School Subdivision** – Guy Kroesche, Stoel & Rives, LLP, representing Rowland Hall – St Mark's School, is requesting subdivision approval of the property located at approximately 1443 E. Sunnyside Avenue. Proposed are two (2) parcels; one (1) parcel of approximately 13.087 acres in size (the "RHSM Parcel"), and one (1) parcel of approximately 28.446 acres in size (the "Revised Mt. Olivet Parcel"). This subdivision request is a result of City Council action amending the East Bench Master Plan and rezoning the subject property from Open Space (OS) to include Institutional (I) for the RHSM parcel pursuant to Salt Lake City Ordinance number 21 of 2006. The subject parcel is located in City Council District Six represented by J.T. Martin. (Staff contact: Lex Traughber at 801.535.6184 or lex.traughber@slcgov.com).

7. **PLNPCM2010-00064, Fine Tuning Zoning Amendments** - A request by Salt Lake City Mayor Ralph Becker to analyze and adjust the Salt Lake City Zoning Ordinance (Title 21) to provide for clarity and efficiency of use as part of a code maintenance program. The subject Petition addresses several minor fine tuning text amendments that would apply citywide if adopted by the City Council. (Staff contact: [Lex Traughber at 801.535.6184](tel:801.535.6184) or lex.traughber@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/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. 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

