

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building at 451 South State Street
Wednesday, August 10, 2011 at 6:00 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 5:00 p.m. in Room 126.

Work Session: 5:30 in Room 326. The Planning Commission will hold a work session from approximately 5:30-6:00. 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.

Briefing:

Approval of Minutes: July 13, 2011

- **Report of the Chair and Vice Chair**
- **Report of the Director**
- **Public Hearings 6:00 or immediately following the work session**

Public Hearing

Legislative Petitions

1. **PLNPCM2009-00615 Small Neighborhood Business Zoning Text Amendment**- A request by Mayor Ralph Becker to amend sections of the zoning ordinance creating the SNB, Small Neighborhood Business Zoning District and modifications to the purpose statements for Section 21A.26.020 CN, Neighborhood Commercial Zoning District and Section 21A.26.030 CB, Community Business Zoning Districts. The creation of the SNB zone will remove much of the uncertainty associated with being a nonconforming business, as the uses, and site requirements will be established and clear for the business owners, the neighboring residences and those who regulate the business. Related provisions of Title 21A- Zoning may also be amended as part of this petition. (Staff contact: Nole Walkingshaw at 801-535-7128 or nole.walkingshaw@slcgov.com)
2. **PLNPCM2010-00591 Noise Regulations Text Amendment**- A request by Salt Lake City Mayor Ralph Becker to amend the Environmental Performance Standards in regards to noise to require review by the Salt Lake Valley Health Department when specific non-residential uses are proposed to locate near residential uses. The amendment will affect sections 21A.36.180, 21A.24.190, 21A.26.080, 21A.30.050, 21A.31.050 and 21A.32.140 of the zoning ordinance. Related provisions of Title 21A- Zoning may also be amended as part of this petition. (Staff Contact: Elizabeth Reining at 801-535-6313 or elizabeth.reining@slcgov.com)
3. **Hansen's Service Garage Master Plan and Zoning Map Amendment**- A request by the Planning Division to rezone the property located at 206 N 200 West from RMF-35 (Moderate Density Multifamily Residential) to CN (Neighborhood Commercial.) The property is currently nonconforming and the change would facilitate the reuse of this historic property as a commercial structure. The subject property is located in Council District 3, represented by Stan Penfold. (Staff contact: Daniel Echeverria at 801-535-7152 or daniel.echeverria@slcgov.com)
 - a. **PLNPCM2011-00176 Zoning Map Amendment**- A request to rezone the property from RMF-35 (Moderate Density Multifamily Residential) to CN (Neighborhood Commercial) in order to provide the property with conforming status.
 - b. **PLNPCM2011-00385 Master Plan Amendment**- A request to amend the Future Land Use Map of the Capitol Hill Master Plan. The amendment would change the future land use classification of the property from Medium Density Residential to Neighborhood Commercial.

Administrative Petitions

1. **Columbus Court PUD Zoning Amendment and Minor Subdivision**- A request by Ensign Foreground L.C. for a Zoning Amendment and a Minor Subdivision amendment at approximately 700 N. Columbus Court in the FR-2/21,780 (Foothill Residential) Zoning District. The properties are located in Council District 3, represented by Stan Penfold. (Staff contact: Michaela Oktay at (801) 535-6003 or michaela.oktay@slcgov.com).
 - a. **PLNPCM2011-00091**- A request to rezone properties from FR-2/21,780 (Foothill Residential) to R-1-5,000 (Single Family Residential) in order to perform a minor subdivision to divide six lots into 12 lots.
 - b. **PLNSUB2011-00090**- A request for a minor subdivision to divide six existing lots into 12 lots, and to combine three adjacent lots into one lot.
2. **First Unitarian Church Addition Condition Use and Minor Subdivision**- A request by Ed Dieringer, on behalf of the First Unitarian Church, to construct an addition to the primary structure and to combine the underlying parcels located at approximately 569 S 1300 East Street. The property is zoned R-2 Single and Two Family Residential District. The property is located within Council District 4, represented by Luke Garrott. (Staff contact: Michael Maloy at 801-535-7118 or michael.maloy@slcgov.com).
 - a. **PLNPCM2011-00211 Conditional Use for Addition to the First Unitarian Church**- Request conditional use to construct a 1,550 square foot addition to the primary structure.
 - b. **PLNSUB2011-00212 Preliminary Minor Subdivision Application for the First Unitarian Church**- Request preliminary subdivision to combine three parcels into one parcel.

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