

**SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA**

**In Room 326 of the City & County Building at 451 South State Street
Wednesday, July 11, 2012, at 5:30 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: There is no work session or briefings scheduled. The regular meeting will start at 5:30 pm.

APPROVAL OF MINUTES FOR JUNE 27, 2012

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

OUTHER BUSINESS

1. **Extension of Planned Development Approval, Originally approved July 13, 2011 PLNSUB2011-00187: Salt City Plaza** - A request by Jeff Stockert of Salt City Plaza LLC for a planned development at approximately 154 W 600 South. The purpose is to construct multiple hotels and a shared parking structure located in Council District 4 represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182or doug.dansie@slcgov.com)

PUBLIC HEARING(S)

Administrative Matters

2. **PLNPCM2012-00339 Building and Site Design Review** – A request by Josh Footer, represented by Soren Simonsen is requesting approval of a second story addition on an existing building located at approximately 2205 East 2100 South in the CB (commercial business) zone. The property is in Council district 7 represented by Soren Simonsen (staff contact: Ray Milliner (801)535-7645 or ray.milliner@slcgov.com).
3. **PLNPCM2012-00114 Epic Brewing Zoning Map Amendment** – A request by Peter Erickson, representing Epic Brewing LLC to amend the Salt Lake City Zoning Map for the properties located approximately between 828 and 836 South Edison Street. The proposal would modify the zoning map for properties currently zoned SR-3 Special Development Pattern zoning district to D-2 Downtown Support and RMU-35 Residential Mixed Use zoning districts. The purpose of the proposal is to facilitate the expansion of Epic Brewing and the construction of a mixed use development. The amendments would increase the allowed density and the allowed height of any buildings constructed on the subject properties. The property is located in Council District 4 represented by Luke Garrott. (Staff Contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com)

Legislative Matters

4. **PLNPCM2010-00656 West Salt Lake Master Plan (Continued from June 13)** – A request by Mayor Ralph Becker to update the West Salt Lake Master Plan. The public draft of the proposed updated master plan is available at www.westsaltlake.com. The West Salt Lake planning area is in Council District 2, represented by Kyle LaMalfa (Staff: Nick Britton at 801-535-6107 or nick.britton@slcgov.com).

5. **Signature Books Master Plan and Zoning Map Amendment** – a request by Dave Richards, representing Signature Books to amend the North Temple Area Plan and the Salt Lake City Zoning Map for the property located at 549 West 400 North. The amendments as proposed would allow the development of a mixed use project. The property is located in Council District 3 represented by Stan Penfold. (Staff Contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com)
 - a. **PLNPCM2012-00254**: Master Plan Amendment – a request to amend the future land use classification of the subject property as designated in the North Temple Area Plan from Transit Station Area Stable to Transit Station Area Transition.
 - b. **PLNPCM2012-00255**: Zoning Map Amendment – a request to rezone the subject properties from SR-1A Special Development Pattern Residential to Transit Station Area Urban Center District.

6. **538 E. 500 South Master Plan and Zoning Map Amendment** – A request by Strategic Capital Group to amend the Central Community Future Land Use Map and the zoning map for the property located at approximately 538 E. 500 South. The amendments are proposed to allow a multi-family development on the property as part of a larger development proposal. The property is located in Council District 4 represented by Luke Garrott. (Staff Contact: Elizabeth Buehler at 801-535-6313 or elizabeth.buehler@slcgov.com)
 - a. **PLNPCM2012-00359**: Master Plan Amendment – a request to amend the future land use classification of the subject property from Medium Density Residential to Residential/Office Mixed Use as shown on the Central Community Future Land Use Map.
 - b. **PLNPCM2012-00305**: Zoning Map Amendment – a request to rezone the subject properties from RMF-35 Moderate Density Multi-Family Residential District to RO Residential Office District.

7. **PLNPCM2012-00264 Amend D-1 (Central Business District) Restrictions on Parking Lots and Structures** – A request by City Council member Stan Penfold for a text amendment to delete language that may encourage the demolition of buildings to construct parking lots in the D-1 zoning district. The amendment will affect sections of 21A.30 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Michaela Oktay at (801) 535-6003 or michaela.oktay@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

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance of the hearing in order to attend. Accommodations may include alternate formats, interpreters and other auxiliary aids. This is an accessible facility. For questions, requests or additional information, please contact the Salt Lake City Planning Office at: 801-535-7757/TDD 801-535-6220.