

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building at 451 South State Street
Wednesday, May 23, 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: 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 FOR MAY 9, 2012

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

1. **PLNPCM2010-00231 and PLNSUB2010-00422 - Korean Presbyterian Church of Utah Extension Requests**: The Korean Presbyterian Church of Utah at 425 East 700 South is requesting one year extensions for both planned development and conditional use approvals that were granted by the Planning Commission on July 14, 2010. The subject property is in the RMF-35 (Moderate Density Multi-Family Residential) zoning district and in Council District 4, represented by Luke Garrott. (Staff contact: Nick Britton at 801-535-6107 or nick.britton@slcgov.com).

UNFINISHED BUSINESS:

1. **PLNPCM2011-00438 -- Pierpont Avenue Street Closure Public Hearing** - A request by Rodney Newby for approval to close a portion of Pierpont Avenue adjacent to the properties located at approximately 1010, 1020 and 1046 Pierpont Avenue for relocation of the existing sidewalk in front of the subject properties. This request will not close any portion of Pierpont Avenue; it will only relocate the detached sidewalk in front of the subject properties and attach it to the existing curb along Pierpont Avenue. No portion of the street between the curb and gutter will be affected or closed. The applicant is requesting to relocate the sidewalk in order to make the three lots a little larger in order to develop a residence on each lot. The subject property is located in an R-1/5000 (Single Family Zoning District) zoning district. The subject properties are located in Council District 2, represented by Kyle LaMalfa. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com).
2. **PLNPCM2010-00647 - 400 South Livable Communities Station Area Plans Public Hearing** - A request by Salt Lake City Mayor Ralph Becker for an amendment to the Central Community Master Plan, Salt Lake City Zoning Ordinance and Zoning Map regarding transit station area plans along the 400 South transit corridor. The intent of the project is to implement livability goals for the corridor including land use policies and zoning that support mixed use development and transportation choices for current and future residents and workers. The project is located in City Council District 4 represented by Luke Garrott. (Staff contact: Maryann Pickering at 801-535-7660 or maryann.pickering@slcgov.com)

PUBLIC HEARING

Administrative Matters

3. **Case PLNPCM2012-00150 Conditional Use** - Ryan Corbin, is petitioning the city for conditional use approval to allow the intensification of a non-conforming use. The purpose of the petition is to allow construction of an addition to an existing building and convert it to a drive-thru coffee shop at 877 South 1300 East within the Residential Multi Family (RMF-35) Zone. The site is in Council District 5, represented by Jill Remington Love. (Staff contact: Ray Milliner at 801-535-7645 or ray.milliner@slcgov.com)

Legislative Matters

4. **PLNPCM2009-00628 Design Guidelines for Historic Commercial Properties & Districts**
A request by Salt Lake City Mayor Ralph Becker to create design guidelines relating to historic commercial properties and districts. The design guidelines will provide guidance on appropriate methods for the careful treatment and rehabilitation of the City's historic resources. They also will assist in the design of new construction within the historic districts. No sections of the Zoning Ordinance will be modified or affected by this petition. (Staff contact: Janice Lew at (801)535-7625 or janice.lew@slcgov.com)
5. **PLNPCM2011-00471 Revisions to the Residential Design Guidelines for Historic Districts and Landmark Sites**: A request by Mayor Ralph Becker to revise the residential design guidelines for historic districts and landmark sites in Salt Lake City regulated by the H Historic Overlay Zone. The design guidelines have been used since 1999 and the revisions will provide guidance and advice to owners and applicants on appropriate treatment and rehabilitation of the City's historic resources, and serve as review and decision-making criteria for the public, the Historic Landmark Commission and Staff. They also will assist in the design of new construction within historic districts. The revisions will reflect historic preservation design guidelines best practices in organization, clarity and current issues. No sections of the Zoning Ordinance will be modified or affected by this petition. (Staff contact: Carl Leith, 801 535 7758 or carl.leith@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.slctv.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