

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

Planning and Zoning Projects in RDA Project Areas: The Planning Division will update the Planning Commission on joint planning and zoning activities between the Planning Division and RDA that are occurring in seven of the RDA Project Areas. The activities include analyzing existing master plan policies, zoning regulations and implementation strategies to address inconsistencies and introduce best practices. (Staff contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com)

APPROVAL OF MINUTES FOR APRIL 25, 2012

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Unfinished Business

1. **Planning Commission Policies and Procedures:** The Planning Commission will consider adopting an update to the Planning Commission Policies and Procedures. The Policies and Procedures are required by Zoning Ordinance section 21A.06.030 and outline how the Commission will conduct meetings, process applications and other purposes necessary for its proper function. (Staff contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com)

PUBLIC HEARING

Administrative Matters

2. **New Balance Store Conditional Use and Planned Development** —a request by Scott Spurrier for conditional use and planned development approvals for a new retail store located at approximately 2816 and 2818 South Highland Drive, in a Residential/Business (RB) zoning district of Council District 7 represented by Soren Simonsen (Staff contact: Casey Stewart at 801.535.6260 or casey.stewart@slcgov.com).
 - a. **PLNPCM2012-00111 Conditional Use**- a request for conditional use approval to demolish two single family dwellings and replace with a retail building in the RB zoning district.
 - b. **PLNSUB2012-00112 Planned Development** - a request for planned development approval for the proposed retail building that seeks modification of building setback requirements and certain design standards of the RB zoning district.
3. **PLNPCM2012-00029 Adult Detoxification Renovation Project**- A request by Mark Manazer on behalf of Volunteers of America for a conditional use to allow the expansion of a large residential substance abuse treatment home located at approximately 252 West Brooklyn Avenue. The subject property is located in a CG (General Commercial) zoning district in Council District 5, represented by Jill Remington Love. (Staff contact: Anna Anglin at 801-535-6050 or anna.anglin@slcgov.com)

Legislative Matters

4. **PLNPCM2011-00451 Localized Alternative Sign Overlay District at Library Square** -- A request by Mayor Ralph Becker to analyze the appropriateness of amending the Salt Lake City Zoning Ordinance to create a localized alternative sign overlay district at Library Square. This proposed overlay district would allow for more signage and different types of signage than is currently allowed in the PL-2 Public Lands District. Library Square encompasses the entire city block between 400 South and 500 South and 200 East and 300 East and is located in City Council District 4, represented by Luke Garrott. (Staff contact: John Anderson at 801-535-7214 or john.anderson@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