

**SALT LAKE CITY  
PLANNING COMMISSION  
MEETING AGENDA**

**In Room 326 of the City & County Building at 451 South State Street  
Wednesday, October 10, 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.**

**A WORK SESSION will start at 5:30 p.m. in Room 326**

1. **Salt Lake City's Comprehensive Housing Policy** - LuAnn Clark, Director of Housing and Neighborhood Development will provide a briefing regarding the City's Comprehensive Housing Policies.
2. **Community Preservation Plan Work Session** - Update to the Planning Commission regarding the Community Preservation Plan. (Staff contact: Cheri Coffey at 801-535-7757 or [cheri.coffey@slcgov.com](mailto:cheri.coffey@slcgov.com))
3. **PLNPCM2010-00468 Parking and Transportation Demand Management** - A briefing regarding proposed amendments to the Salt Lake City Zoning Ordinance to incorporate transportation demand management strategies into the city's off-street parking regulations, found in Chapter 21A.44 of the Zoning Ordinance. As part of this proposed text amendment, related sections of Title 21A would also be amended. Transportation demand management (TDM) is a system of regulations and policies that are designed to influence residents' and employees' travel decisions for the purpose of decreasing vehicle miles traveled, reducing traffic volume during peak periods, and varying travel modes. Effective TDM strategies thus reduce pollution, congestion and infrastructure costs while improving public health and promoting sustainable development. Developments that incorporate TDM strategies in their plans would be able to reduce their parking. Examples include transit passes, carpooling and bicycle lockers. (Staff contact: Nick Britton at 801-535-6107 or [nick.britton@slcgov.com](mailto:nick.britton@slcgov.com)).

**The regular meeting will start immediately following the work session.**

**APPROVAL OF MINUTES FOR SEPTEMBER 26, 2012**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**Administrative Matters**

4. **PLNPCM2011-00485 Time Extension for Volunteers of America Conditional Use** - a request by Volunteers of America for a one year time extension for a previous conditional use approval of a proposed residential group home in support of homeless young men. The original approval was granted by the Planning Commission on October 26, 2011. A recent fire destroyed the building, prolonging the building permit process. The property is located at approximately 556 South 500 East, in Council District 4 represented by Luke Garrott. (Staff contact: Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com))

**PUBLIC HEARING(S)**

**Legislative Matters**

5. **PLNPCM2012-00454: 700 South Street Closure** - A request by Univar USA, Inc for a street closure and sale of the 700 South right-of-way between I-15 and the railroad tracks located west of 600 West. The street is a “paper street” that does not facilitate access to adjacent properties because it is blocked on the west by I-15 and on the east by railroad tracks. The property is located in a CG (General Commercial) zoning district in Council District 4, represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com))
  
6. **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 rear portions of properties located at approximately 834 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. The purpose of the proposal is to facilitate the expansion of Epic Brewing located at approximately 825 S. State Street. The amendments would increase the allowed density and the allowed height of any buildings constructed on the rear portions of 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](mailto:john.anderson@slcgov.com))
  
7. **West Capitol Hill Amendments -(PLNPCM2012-00462, 00463, 00464)** Three petitions initiated by Mayor Becker as part of analysis identifying zoning and master plan conflicts within the RDA project area. The request is for several related zoning map amendments, Capitol Hill Master Plan amendments and a text amendment to the MU Mixed Use zoning district. The proposal would make the following changes:
  - Amend Master Plan future land use designation from “General Commercial” in the area of 400 West between 600-800 North to “High Density Mixed Use,” and to rezone those parcels to MU Mixed Use to match the surrounding area;
  - Amend the Master Plan future land use designations from “Medium Density Residential” and “General Commercial” for most of the west side of 300 West between 400-500 North to “Medium Density Mixed Use,” and to rezone four RMF-35 parcels to MU to allow for commercial/retail uses along the 300 West corridor;
  - Amend the Master Plan future land use designation, for one commercial property located on the northeast corner of 300 West and 300 North, from “Medium Density Residential” to “Medium Mixed Use,” to rectify a conflict;
  - Amend the text of the *MU: Mixed Use* zoning district to encourage residential through changes to the unit requirements for multi-family residential and to generally bring the district regulations closer to its intended purpose.

The zoning text amendment is city-wide will generally affect sections 21A.32.130 MU Mixed Use District. Related provisions of Title 21A-Zoning may also be amended as part of this petition. Other properties affected by the petition are located in Council District 3, represented by Stan Penfold. (Staff Contact: Michaela Oktay at 801-535-6003 or [michaela.oktay@slcgov.com](mailto: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](http://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](http://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.*