

**SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA**
**In Room 326 of the City & County Building at 451 South State Street
Wednesday, September 26, 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.

The regular meeting will start at 5:30 in Room 326

**APPROVAL OF MINUTES FOR SEPTEMBER 12, 2012
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR**

PUBLIC HEARING(S)

ADMINISTRATIVE MATTERS

1. **PLNSUB2012-00481: Union Station** – A request by Peg Development for a Planned Development at approximately 108 South 300 West. The project is requesting planned development approval to modify the 5 foot maximum setback requirement from the front property line; to allow for multiple structures on a single site; to allow cross easements between parcels; and to allow portions of the building to exceed 75 feet in height. The project is located in the D-4 Downtown Secondary Business District, in Council District 4 represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com)
2. **PLNPCM2012-00460 Former Barnes, Celtic Bank and American Title Surplus Property Request** - A request by the Salt Lake City Property Management Division for a Declaration of Surplus Property for the vacated former Barnes Building, Celtic Bank and American Title Co. properties located at approximately 431 South 300 East, 330 East 400 South and 338 East 400 South respectively. The subject properties are located in a TSA UC Core Transit Station Area Urban Center Core zoning district in Council District 4, represented by Luke Garrott. (Staff Contact: Ana Valdemoros at 801-535-7236 or ana.valdemoros@slcgov.com)

LEGISLATIVE MATTERS

3. **PLNPCM2009-00169, Zoning Text Amendment for Land Use Tables and Definitions** - A petition initiated through the 2009 Zoning Amendment Project (ZAP) to analyze and amend as appropriate the various land use tables and definitions in the Zoning Ordinance. Related provisions of Title 21A – Zoning may also be amended as part of this petition. The text amendment is applicable to all Salt Lake City Council Districts and Community Councils. (Staff contact: Lex Traughber at 801 535 6184 or lex.traughber@slcgov.com)
4. **PLNPCM2011-00640 Form Based Code for West Temple Gateway** -The Salt Lake City Planning Commission will conduct an “issues only” public hearing to receive public comments and discuss issues in response to a petition submitted by Mayor Ralph Becker to amend the Salt Lake City Zoning Title and Map from D-2 Downtown Support District and RMF-75 High Density Multi-Family Residential District to FB-UN1 and FB-UN2 Form Based Urban Neighborhood District for properties located approximately between 700 South Street and Fayette Avenue (975 South), and between West Temple Street and 300 West Street. The purpose of the zoning amendment is to ensure future development will enhance residential neighborhoods and encourage compatible commercial development in compliance with the City Master Plan. The subject properties are located in Council District 4, represented by Luke Garrott, and Council District 5, represented by Jill Remington Love. (Staff contact: Michael Maloy at (801) 535-7118 or michael.maloy@slcgov.com)
5. **2022 LLC Master Plan and Zoning Map Amendments** - 2022 LLC Master Plan and Zoning Map Amendments – A request by Ellen Reddick to amend the Sugar House Master Plan and Zoning Map for property located at approximately 2016 South 2100 East Street. The purpose of the request is to replace the existing residential use with a commercial use. The property is located in Council District 6, represented by Charlie Luke. (Staff contact: Michael Maloy at 801-535-7118 or michael.maloy@slcgov.com)
 - a. **PLNPCM2012-00367 Master Plan Amendment** – A request to amend the Future Land Use Map of the Sugar House Community Master Plan. The amendment would change the future land use classification of the property from Low Density Residential to Mixed Use - Low Intensity.
 - b. **PLNPCM2012-00366 Zoning Map Amendment** – A request to amend the Salt Lake City Zoning Map. The amendment would change zoning from R-1/7,000 Single-Family Residential District to CB Community Business District.

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.