

**SECOND AMENDED SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA**

**In Room 326 of the City & County Building at 451 South State Street
Wednesday, January 23, 2013, 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 the 3rd Floor Employee Break Room of the City and County Building.

A WORK SESSION is not scheduled for this meeting

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

**APPROVAL OF MINUTES FOR JANUARY 9, 2013
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR**

PUBLIC HEARING(S)

Administrative Matters

1. **PLNPCM2012-00788 Alta Club Parking Structure** – A request by the LDS Church for a Conditional Use permit to demolish a principal building (Mr. Mac building) to construct a parking structure that will be used for off-site parking for the Alta Club. The site is located at approximately 160 E. South Temple in a D-1 Downtown Central Business zoning district, and Council District 4, represented by Luke Garrott. (Staff Contact: Michaela Oktay, AICP, at (801) 535-6003 or michaela.oktay@slcgov.com)

2. ~~**PLNPCM2012-00817 Blankevoort Special Exception Unit Legalization**~~ – a request by John and Ingrid Blankevoort for legalization of a second dwelling unit on a single family dwelling located at approximately 1779 South Foothill Drive. The property is located in a (Single-Family Residential) zoning district, in Council District 6, represented by Charlie Luke. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com)

Postponed

Legislative Matters

2. **Liberty Heights Fresh Mixed-use Project** – A request by Steven Rosenberg to amend the Central Community Master Plan Future Land Use Map and Zoning Map, and to consider preliminary subdivision amendment approval and Building and Site Design Review for proposed new construction of a residential/commercial mixed-use project located at approximately 1073 East 1300 South and approximately 1290 South 1100 East. The purpose of the amendment is to allow the removal of a single family home and the new construction of a mixed-use building on site. The subject properties are zoned R-1/5,000 (Single Family Residential District) and CN (Neighborhood Commercial) and are located in City Council District 5 represented by Jill Remington Love (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com).
 - **PLNPCM2012-00608 Master Plan Amendment** – A request to amend the Central Community Future Land Use Map to change the designation from low density residential to low density residential/mixed-use.
 - **PLNPCM2012-00610 Zoning Map Amendment** – A request to amend the Zoning Map from R-1/5,000 (Single Family Residential District) to CN (Neighborhood Commercial).
 - **PLNSUB2012-00607 Minor Subdivision Amendment** – A request for a Minor Subdivision Amendment approval to combine the lots into one lot of record.
 - **PLNPCM2012-00609 Conditional Building and Site Design Review** – A request for a Conditional Building and Site Design Review that would grant an exception to reduce the required corner side yard setback on 1300 South from fifteen feet (15') to one foot (1') and the front yard setback on 1100 East from fifteen feet (15') to three feet six inches (3'6).

~~3. **PLNPCM2012-00799 Circulation and Streetscape Amenities Plan** – A request by Mayor Ralph Becker, in behalf of Salt Lake City, requesting the City adopt the **CANCELED** Amenities Plan for the Sugar House Business District located in Council District 7 represented by Michael Maloy (Staff contact: Michael Maloy at (801) 535-7118 or michael.maloy@slcgov.com).~~

3. **PLNPCM2009-00484 Subdivision Ordinance Amendment** – A request by Mayor Ralph Becker, in behalf of Salt Lake City, requesting to amend the existing Salt Lake City Subdivision Ordinance in order to incorporate provisions toward the Mayor’s Sustainability Code Initiative and update the subdivision review process with the intent to make it more efficient and comprehensive. The amendment will affect all of Title 20 Subdivisions. Related provisions of Title 21A Zoning and Title 18 Buildings and Construction may also be amended as part of this petition (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com)

4. **PLNPCM2009-01339 Site Development Ordinance Amendment** – A request by Mayor Ralph Becker, in behalf of Salt Lake City, requesting to amend the existing Salt Lake City Site Development Regulations, particularly those portions dealing with subdivision design, and update the regulations in conjunction and association with the Subdivision Ordinance amendment project. The amendment will affect chapter 18.28 Site Development Regulations. Related provisions of Title 21A Zoning and Title 18 Buildings and Construction may also be amended as part of this petition (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com)

Unfinished Business (No Public Hearing)

5. **PLNPCM2011-00640 Form Based Code for West Temple Gateway – Consideration of Forwarding a Recommendation to the City Council. No Public Comments will be Heard** – The Salt Lake City Planning Commission will consider 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. Related provisions of Title 21A Zoning may also be amended as part of this petition. 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)

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.

Appeal of Planning Commission Decision- Any person adversely affected by a final decision of the planning commission may appeal the decision by filing a written appeal with the appeals hearing officer within ten (10) calendar days following the date on which a record of decision is issued.