

**SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA**

**In Room 326 of the City & County Building at 451 South State Street
Wednesday, May 22, 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 Room 126 of the City and County Building.

**APPROVAL OF MINUTES FOR MAY 8, 2013
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR**

PUBLIC HEARING(S)

Administrative Matters

1. **Union Station Planned Development Modification at approximately 108 South 300 West and 255 West 100 South** - Peg Development is requesting approval from the City to amend a previously approved Planned Development by changing the percentage of retail square footage within the building (changing proposed retail space to hotel meeting space along the street frontage) within the building located at approximately 355 West 100 South. The Planned Development approval was originally granted on September 26, 2012. This property is zoned D-4 Downtown Secondary Central Business District. This type of request must be reviewed as an amendment to a Planned Development. The subject property is located in Council District 4 represented by Luke Garrott (Staff contact: Doug Dansie at (801) 535-6182 or doug.dansie@slcgov.com). Case number **PLNSUB2012-00481**)

Legislative Matters

2. **Abandonment or Loss of Nonconforming Use Text Amendment** - Mayor Becker is requesting that City regulations related to abandonment or loss of a nonconforming use be modified to more directly relate to State code and strengthen the City's ability to regulate when a nonconforming use has been abandoned or lost. The proposed regulation changes will affect Chapter 21A.38, Nonconforming Uses and Non-complying Structures, of the Zoning Ordinance. Other related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com). Case Number **PLNPCM2013-00265**).
3. **Sugar House Streetcar Greenway Project Alley Vacation at approximately 2213 South between 800 East and 900 East** - Ryan McFarland of Salt Lake City Corporation is requesting approval from the City to vacate part of an alley along the Sugar House Streetcar corridor at the approximate address listed above. Portions of the alley are currently used as unimproved access to some properties fronting on Wilmington and Simpson Avenues and the land is now needed to complete trails, landscaping and other improvements related to the streetcar and Parley's Trail. This type of project must be reviewed as an Alley Vacation. The subject property is within Council District 7, represented by Søren Simonsen. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com). Case number **PLNPCM2013-00119**).

4. **Sugar House Streetcar Master Plan and Zoning Amendments located along the corridor approximately from 500 East to McClelland and along 700 East from 2100 South to Simpson Avenue** - Mayor Ralph Becker is requesting approval to adopt new zoning regulations, change the zoning of certain parcels and modify the Sugar House Master Plan as part of Phase 1 of the Sugar House Streetcar Project. The area is currently developed with a variety of residential and commercial uses. There are several different zoning classifications currently identified for these parcels. Other related provisions of Title 21A-Zoning may also be amended as part of this petition. Although the applicant has requested that the property be rezoned to new form-based zoning classifications, consideration may be given to rezoning the property to other zoning districts with similar characteristics. This type of project requires a Zoning Text and Map Amendments and Master Plan Amendment approvals. The subject properties are located in Council District 7, represented by Søren Simonsen. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com. Case numbers: PLNPCM2012-00576 and PLNPCM2012-00577.
- a. **Master Plan Amendment** - In order to make zoning changes above, the master plan needs to have new policies included in order to make the zoning consistent with the master plan. **(Case number: PLNPCM2012-00577)**
- b. **Zoning Text and Map Amendment** - In order to change the zoning text and map as noted above, a Zoning Text and Map Amendment is required to change the zoning of certain parcels and add a new section in the Zoning Ordinance in Chapter 27 outlining all of the new regulations for the parcels that will have their zoning changed. **(Case number: PLNPCM2012-00576).**

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.