

**SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA**

**In Room 326 of the City & County Building at 451 South State Street
Wednesday, June 26, 2013, at 5:45 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.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:45 PM IN ROOM 326

APPROVAL OF MINUTES FOR JUNE 12, 2013

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING(S)

Administrative Matters

1. **Gianoulis Addition Special Exception at approximately 294 N. Federal Heights Circle** - A hearing to consider revoking prior special exception approval for an addition to the existing home that would not comply with front and rear yard setback requirements at the above listed address. The property is zoned FR-3 (Foothills Residential). The subject property is within Council District 3, represented by Stan Penfold. The (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com .Case number PLNPCM2013-00094).
2. **Parley's Meetinghouse at approximately 2350 South 2100 East** - Brad Gygi, on behalf of the Church of Jesus Christ of Latter Day Saints is requesting approval for the City to demolish the existing church building and construct a new church building at the above listed address. Currently, the land is used for a church and is zoned R-1/7,000 Single-Family Residential. This type of project requires Planned Development, Conditional Use, Special Exception, and Conditional Building and Site Design Review. The subject property is within Council District 7, represented by Søren Simonsen. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com).
 - a. **Planned Development** - In order to build the project noted above, a Planned Development is required to allow a parking lot in a front yard area. The church's parking lot is proposed in the same area as it is currently located fronting Parley's Circle. Case number **PLNPCM2013-00016**.
 - b. **Conditional Use** - In order to build the project noted above, a Conditional Use is required for a place of worship located in a residential zone. A place of worship is a Conditional Use in an R-1/7,000 Single-Family Residential District. Case number **PLNPCM2013-00027**.
 - c. **Special Exception** - In order to build the project noted above, a Special Exception is required for a building exceeding the height limit in the zone in which it is located. The applicant is requesting a building height of approximately 31 feet. The height limit allowed in the R-1/7,000 Single-Family Residential District is 28 feet. Case number **PLNPCM2013-00100**.
 - d. **Conditional Building and Site Design Review** - In order to build the project noted above, Conditional Building and Site Design Review is required as part of the Conditional Use request. If a proposed Conditional Use results in new construction of a commercial development, the design of the new construction will conform to the standards of the Conditional Building and Site Design Review process. Case number **PLNPCM2013-00027**.
3. **Cosgrove Unit legalization at approximately 1405 South 1500 East** - Dorothy Cosgrove is requesting approval from the City to allow a second dwelling unit that has never been recognized as legal by the City at the above listed address. Currently the property is zoned R/1-7,000. This type of project must be reviewed by the Planning Commission as a Special Exception. The subject property is within Council District 5, represented by Jill Love. (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com . Case number PLNPCM2013-00280).
4. **Rebuild Single Family Home at approximately 1653 North Beck Street** - Joseph and Amy Burford are requesting approval from the City to rebuild a single family home at the above listed address. Currently the site contains a single family dwelling and the property is zoned M-1 Light Manufacturing. This type of project must be reviewed as a Conditional Use. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Doug Dansie at (801) 535-6182 or doug.dansie@slcgov.com . Case number PLNPCM2013-00222).

5. **Pawn shop at approximately 502 South State Street** - Steven Tyler is requesting approval from the City to locate a pawn shop at the above listed address. Currently the land is used for a retail business and the property is zoned D-1 Downtown Central Business District.. This type of project must be reviewed as a Conditional Use. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Doug Dansie at (801) 535-6182 or doug.dansie@slcgov.com. Case number PLNPCM2013-00276).
6. **Marmalade Lofts at approximately 737 North 300 West** - Nathan Anderson of Marmalade District, LLC requests approval from the City to develop a 10-unit single family attached residential project located at the above address. Currently the land is vacant and the property is zoned MU Mixed Use. This type of project must be reviewed as a Planned Development and Preliminary Subdivision Plat. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com. Case numbers PLNSUB2012-00562 and -00642).
 - a. **Planned Development** - a request for modification of building setbacks and public street frontage requirements of the Mixed Use (MU) zoning district (**PLNSUB2012-00562**).
 - b. **Preliminary Subdivision Plat** - a request for preliminary approval of the related subdivision plat for the 10 new lots (**PLNSUB2012-00642**).

Legislative Matters

7. **Pratt Progeny Rezone and Master Plan Amendment at approximately 401 East 900 South** - Pratt Progeny LLC, represented by Dwight L. Smith, is requesting approval from the City to allow outdoor dining at the above listed address. Currently the land is used as a legal nonconforming cafe/deli. This type of project requires an amendment to the Future Land Use Map of the Central Community Master Plan from Low Density Residential to Neighborhood Commercial and that the property be rezoned from RMF-30 Low Density Residential Multi-Family to CN (Neighborhood Commercial).. Although the applicant has requested that the property be rezoned to the CN zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is located within Council District 4, represented by Luke Garrott. (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com). .
 - a. **Master Plan Amendment** - In order to amend the Zoning Map, an amendment to the Future Land Use Map of the Central Community Master Plan must be approved. Currently the property is designated as Low Density Residential. The petitioner would like to amend that designation to Neighborhood Commercial. (Case number PLNPCM2013-00398).
 - b. **Zoning Map Amendment** - In order to eliminate the legal nonconforming status of the existing business, and enable outdoor dining along the front of the building on the south and west sides, a zoning map amendment from RMF-30 to CN is required. (Case number PLNPCM2013-00156).

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.