

**SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA**

**In Room 326 of the City & County Building at 451 South State Street
Wednesday, August 28, 2013, at 6:00 p.m.**

The field trip is scheduled to leave at 4:00 p.m.

A Training Session and 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 6:00 PM IN ROOM 326

APPROVAL OF MINUTES FOR AUGUST 14, 2013

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING(S)

1. **2816 South Highland Commercial Office Building** - at approximately 2816 and 2818 South Highland Drive, Highland Partners is requesting approval from Salt Lake City to construct a two story 9,582 square foot office building. The land currently has two single family homes on it and is zoned Residential/Business (RB). Demolishing residential structures for a commercial building in the RB zone requires Conditional Use review. In order to modify the required setbacks and certain design standards, the applicant is also seeking Planned Development approval. The property is within Council District 7 represented by Soren Simonsen (Staff contact: Thomas Irvin at (801) 535-7932 or Thomas.irvin@slcgov.com)
 - a. **PLNPCM2013-00450 Conditional Use** - a request for conditional use approval to demolish two single family dwellings and replace with a retail building in the RB zoning district.
 - b. **PLNSUB2013-00455 Planned Development** - a request for planned development approval for the proposed retail building that seeks modification of building setback requirements and certain design standards of the RB zoning district.
2. **Marmalade Lofts at approximately 737 North 300 West RECONSIDERATION for change in design** - Nathan Anderson of Marmalade District, LLC requests approval from the City to develop a single family attached residential project located at the above address. Currently the land is vacant. 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 (PLNSUB2012-00562)** - a request for modification of building design and public street frontage requirements of the Mixed Use (MU) zoning district.
 - b. **Preliminary Subdivision Plat (PLNSUB2012-00642)** - a request for preliminary approval of the related subdivision plat for the new residential lots.

Legislative Matters

3. **Monument Sign Height in Manufacturing Zones** - Yesco, represented by Deanne Leatherman, is requesting the City adopt new zoning regulations in order to change the maximum allowed monument sign height from 10 feet to 20 feet in manufacturing zoning districts. The proposed regulation changes will affect sections 21A.46.100 of the Zoning Ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. This type of proposal must be reviewed as a Zoning Text Amendment. Staff contact is Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com. Case Number PLNPCM2013-00197.
4. **Demolition of Historic Buildings Ordinance Revisions** - Salt Lake City Mayor Ralph Becker is requesting that the City adopt new regulations that will clarify how proposed demolitions of landmark sites and contributing buildings in local historic districts will be evaluated and the process for approving or denying a demolition request. This proposal will generally affect section 21A.34.020 of the Zoning Ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. If adopted, the proposed changes would apply to all City designated Landmark Sites and contributing buildings in local historic districts. (Staff contact: Janice Lew at 801-535-7625 or janice.lew@slcgov.com). File number: PLNPCM2009-00014

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.