

AMENDED SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA

In Room 326 of the City & County Building at 451 South State Street
Wednesday, July 31, 2013, at 6:00 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 6:00 PM IN ROOM 326

APPROVAL OF MINUTES FOR JULY 10, 2013

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING(S)

Administrative Matters

1. **Bennett Retaining Wall** - A request by Bryce Weaver of Southern Set-In-Stone on behalf of Rich Bennett for a Special Exception for 1) retaining walls in height, and 2) retaining walls over four feet in height. The subject property is located at approximately 11200 South State Street in the R-1(12,000) zoning district. **WITHDRAWN** (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com Case number PLNPCM2013-00425).
2. **CCP Real Estate Holding Company, LLC Conditional Use at approximately 667 East 100 South** - is requesting approval from the City to convert a portion of the Armstrong House to office space. Currently the Landmark Site is used for a bed & breakfast and is zoned RMF-45 (Residential Multi-Family). This type of project must be reviewed as a Conditional Use. The subject property is located in Council District 4, represented by Luke Garrot. (Staff contact: Janice Lew at 801-535-7625 or janice.lew@slcgov.com Case number PLNPCM2013-00413)
3. **Marmalade Lofts at approximately 737 North 300 West** - 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 setbacks 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.

Unfinished Business

4. **Sugar House Streetcar Zoning and Master Plan Amendment** - Mayor Ralph Becker is requesting the City adopt new zoning regulations for the development of parcels in and around the vicinity of the Sugar House Streetcar line. The proposed regulations will be a new section of the Zoning Ordinance in Chapter 27. Related provisions of Title 21A - Zoning may also be amended as part of this application. In addition to the proposed zoning changes, text changes are proposed to the Sugar House Master Plan related to the streetcar corridor. The project is located within Council District #7, represented by Soren Simonsen. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com Case numbers PLNPCM2012-00576 and PLNPCM2012-00577).

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.