

**SALT LAKE CITY PLANNING COMMISSION
MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, April 9, 2014, at 5:30 p.m.
(The order of the items may change at the Commission's discretion.)**

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. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR MARCH 26, 2014

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Work Session

1. **[West Temple Residential Zoning Briefing within the boundaries of 1300 South to 2100 South, and TRAX \(200 West\) to Main Street](#)** - Salt Lake City is considering a request to rezone approximately 159 parcels within the area described above. The identified parcels are currently used for single-family housing and zoned RMF-35 Moderate Density Multi-Family Residential District. The petition requests the parcels be rezoned to R-1/5,000 Single-Family Residential District or SR-1 Special Development Pattern Residential District. This type of zoning amendment also requires a master plan amendment. The subject properties are within Council District 5, represented by Erin Mendenhall. (Staff contact: Michael Maloy at 801.535.7118 or michael.maloy@slcgov.com.)
 - a. **Master Plan Amendment** - In order to facilitate the proposed zoning amendment the Central Community Future Land Use Map needs to classify the subject properties as Low Density Residential. (Case number PLNPCM2013-00900.)
 - b. **Zoning Map Amendment** - In order to downzone the selected parcels from RMF-35 Moderate Density Multi-Family Residential District to R-1/5,000 Single-Family Residential District or SR-1 Special Development Pattern Residential District, an amendment to the Salt Lake City Zoning Map is required. (Case number PLNPCM2013-00899)

PUBLIC HEARING(S)

Legislative Matters

2. **[Surplus Property Declaration at approximately 1226 S 1100 East](#)** - Ryan McFarland, Salt Lake City Real Property Manager is requesting approval from the Salt Lake City Administration to declare surplus approximately 896 square feet of Salt Lake City Public Utilities Department-owned property located at the above address. Declaring the property surplus would allow the property to be conveyed to Mr. Phil Winston the abutting property owner at 1234 S 1100 East as part of a land trade for an equivalent portion of property on the adjacent parcel. The lot owned by the Public Utilities Department is vacant and is traversed by the Jordan and Salt Lake Canal. The declaration of surplus property affects the southern portion of the lot and will not impact the use or maintenance of the canal. The proposed trade of property would allow for the extension of the McClelland Trail to 1100 East to occur on City owned property. In consideration of the proposed property trade, Salt Lake City and Mr. Winston would exchange easements and Mr. Winston would pay for trail improvements. The value of the property involved in the trade will be determined by the City based on the size of the parcels to be traded. The property is zoned R-1/5,000 (Single Family Residential). This type of project must be reviewed as a Surplus Property petition. The subject property is located within Council District 5, represented by Erin Mendenhall. (Staff contact: Joel Paterson at (801) 535-6141 orjoel.paterson@slcgov.com.) Case number PLNPCM2014-00008.

3. **[Newsrack Ordinance Amendments](#)** - A request by Mayor Ralph Becker to amend the ordinance regulating newsracks in the public right-of-way. In addition to clarifying existing regulations, the proposed amendments change the administrative authority over the ordinance, as well as the permitting and placement of newsracks in the public right-of-way. The proposed regulation changes will affect Title 14, Chapter 14.36 of the Salt Lake City Code and the Salt Lake City Consolidated Fee Schedule. The Salt Lake City Council is the decision maker on changes to Title 14. The purpose of this hearing is to provide an opportunity for public input on the proposed changes. The Planning Commission is not required to take action on this item. (Staff contact: Wayne Mills at (801) 535-7282 or wayne.mills@slcgov.com.) Case Number PLNPCM2012-00793.

Unfinished Business

4. **[Capitol Hills Plat B, Lot 216 Subdivision Plat Amendment at approximately 37 E. Dartmoor Place](#)** - Douglas Olson is requesting approval from the City to amend a subdivision plat to adjust the building area of his lot to accommodate an addition to the existing home located at the above listed address. Currently the land is used as residential and the property is zoned FR-3/12,000 (Foothills Residential District). The subject property is located within Council District 3, represented by Stan Penfold. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com.) Case number PLNSUB2014-00028.

Training Session

The Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

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.