

SECOND AMENDED SALT LAKE CITY PLANNING COMMISSION

MEETING AGENDA

In Room 326 of the City & County Building

451 South State Street

Wednesday, June 11, 2014, at 5:30 p.m.

(The order of the items may change at the Commission's discretion.)

The field trip has been canceled for this meeting.

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 MAY 28, 2014

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Administrative Matters

1. **Arlington Place Rooftop Antennas Conditional Use at approximately 115 South 1100 East** - AT&T is requesting approval from the City for new rooftop wireless antennas on Arlington Place Condominiums, located at approximately 115 S. 1100 E. The building is approximately 56 feet in height and the proposed antennas would be 10 feet in height. All equipment cabinets are proposed to be installed in an existing parking garage. Because this project is within the Central City historic district, appropriateness is also required. Currently the land is used as a multi-family residence and the property is zoned RMF-45 (Moderate/High Density Multifamily Residential). The subject property is within City Council District 4, represented by Luke Garrott. (Staff contact: Katia Pace, (801)535-6354, or katia.pace@slcgov.com) Case number PLNPCM2014-00178
2. **Over Height Fence special exception at approximately 2477 S. Lake Street** - Anthony Salazar, representing the property owner, is requesting approval from the City to build an eight foot (8') cedar fence in a side yard that would exceed the permitted height of six feet (6') at approximately 2477 S. Lake Street. Currently, the property is zoned R-1/7000 (Single-Family Residential District) and the property is zoned R-1/7000. It must be reviewed as a special exception. The subject property is within Council District #7, represented by Lisa Ramsey Adams. (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com) Case number PLNPCM2014-00207

Legislative Matters

3. **Post Street Alley Vacation at approximately 761 Post Street** - Ryan McFarland, representing Salt Lake City Corporation, is requesting that the City vacate an alley located south of the parcel at approximately 761 Post Street. The purpose of the vacation is meant to provide better access to the rear of fire station #6 which is located south of the alley. The Planning Commission is required to submit a resolution to the City Council for alley closure requests. The subject property is located within Council District #2, represented by Kyle LaMalfa. (Staff contact: Chris Lee at (801)535-7706 or chris.lee@slcgov.com) Case number PLNPCM2014-00141

4. **Design Guidelines for Historic Apartments and Multi-Family Buildings-** Mayor Ralph Becker initiated a petition to create Design Guidelines for Historic Apartments and Multifamily Buildings in Salt Lake City regulated by the H Historic Preservation Overlay Zoning District. The design guidelines will provide design advice to owners and applicants, and serve to guide the review and decisions of the Historic Landmark Commission and Staff. The design guidelines are new and will supplement the current design guidelines for Residential and Commercial historic buildings and signs. They reflect best practices in information, guidance, organization and clarity. No sections of the Zoning Ordinance will be modified or affected by this petition. On April 3, 2014, the Historic Landmark Commission forwarded a positive recommendation to City Council to adopt the guidelines. The Planning Commission is required to review the Design Guidelines because it is a land use document, and to forward a recommendation to City Council concerning its adoption. (Staff contact: Carl Leith at (801) 535-7758, or carl.leith@slcgov.com.) Case number PLNPCM2012-00870

Discussion

5. **Downtown Master Plan** – As part of the planning process for the Downtown Master Plan, planning staff will brief the Planning Commission on the status of the project. Planning Staff will be reviewing various sections of the Draft Plan with the Commission. (Staff contact: Nick Norris at (801) 535-6173 or nick.norris@slcgov.com)
6. **Bird Safe Building Design**

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.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.