

SECOND AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, September 28, 2016, 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 AUGUST 24, 2016 AND SEPTEMBER 14, 2016
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **RYE Social Club Conditional Use at approximately 239 South 500 East** - Chris Wright (owner) is requesting a Conditional Use approval from the City to convert the existing RYE Restaurant and bar to a social club (less than 2,500 square feet in size) at the above listed address. The key difference being a social club can serve alcohol to non-dining patrons. The property is zoned R-MU (Residential-Mixed Use) and is within Council District 4, represented by Derek Kitchen. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com.) Case number **PLNPCM2016-00483**

2. **Over-Height Fence Special Exception at approximately 1481 S 1500 E** - Lindsey Henderson and Nicole Neumarker, owners of the property at the above listed address are requesting approval for a proposed over-height fence, 9-feet in height to be installed along a 12-foot long portion of the north side of their property in order to provide additional privacy in their rear yard. The subject property is zoned R-1/5000 Single-Family Residential and is located within Council District 6, represented by Erin Mendenhall. (Staff contact: David Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case Number **PLNPCM2016-00623**

3. **Partial Street Closure at approximately 1902 N to 2100 N** - This is a request from Jeff Beck, representing the owners of eleven parcels along the east side of the 2200 W right of way from approximately 1902 N to 2100 N, for a partial street closure. In that area, the right of way should be 84 feet in width but exceeds that by 10 feet to 14 feet. The proposed partial street closure would eliminate that extra width and **Postponed** is closed to be consolidated into the abutting lots. This would correct the extra width of the right of way and allow for better maintenance of the closed land. The subject property is located in the AG-2 Agricultural and BP Business Park zoning districts and is within Council District 1, represented by James Rogers. (Staff contact: Chris Lee at 801-535-7706 or chris.lee@slcgov.com - Case Number **PLNPCM2016-00364**)

Briefing

4. **Petition to study and make recommendations regarding the Historic Landmark Commission and the land use ordinances pertaining to the H Historic Preservation**

Overlay - Mayor Biskupski has initiated a petition requesting that Planning Staff study and make recommendations for potential changes to the City's zoning ordinance for the following issues:

- a. Review the role and responsibilities of the Commission under the current code in the creation of local historic districts/sites as well as the standards and decision making processes for granting or denying approval of development proposals within the H Historic Preservation Overlay.
- b. Study and assess how other communities within and outside Utah structure their local regulations, standards and decision making functions. Assemble a possible range of options for the City to consider and to identify best practices to provide greater clarity, consistency, transparency and accountability, and
- c. Make recommendations to the Mayor and the City Council for any changes to the City's ordinance for the role and responsibilities of the Historic Landmark Commission, the standards, and the decision making process for historic districts and landmark sites.

Planning Staff will brief the Commission on the petition, scope, projected timeline and take input on the study. (Staff contact is Michaela Oktay at (801)535-6003 or Michaela.oktay@slcgov.com.)

Case number PLNPCM2016-00330

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/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.