

**SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA**

**In Room 326 of the City & County Building at 451 South State Street
Wednesday, November 14, 2012, at 5:30 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 the Employee Break room on the third floor of the City and County Building.

A WORK SESSION is not scheduled for this meeting

The regular meeting will start at 5:30 p.m. in Room 326

APPROVAL OF MINUTES FOR OCTOBER 24, 2012

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING(S)

Administrative Matters

1. **PLNPCM2012-00618, PLNPCM2012-00619, and PLNSUB2012-00705 - Glendale Branch Library** -A request by the Salt Lake City Library for conditional use, planned development, and minor subdivision approval of the Glendale Branch Library project located at approximately 1375 S. Concorde Street. The subject property is zoned R-1/7,000 (Single-Family Residential District) and is located in City Council District 2 represented by Kyle LaMalfa. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com).
2. **PLNPCM2012-00751 Ronald McDonald House** - A request by Casey McDonough, representing the Ronald McDonald House for conditional use approval of an eleemosynary facility (a facility that provides temporary housing and assistance to individuals who suffer from and are being treated for trauma, injury or disease and/or their family members). The Applicant would like to build a new building adjacent to their existing facility located at approximately 935 East South Temple. The subject property is located in the RMF-35 (Residential Multi-family) zoning district and is located in Council District 3, represented by Stan Penfold. (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com).

Legislative Matters

3. **TMTL2012-00013 Community Based Organizations** - A request by Mayor Becker for an amendment to the Salt Lake City Code. The purpose of this revision is to create a framework by which the people of the City may effectively organize into community associations representing a geographic neighborhood or area, or area of interest, and use this as one way to participate in civic affairs and improve the livability and character of the city and its neighborhoods. The amendment will affect sections 2.60 and 2.62 of the Salt Lake City Code. Related provisions of Title 21A- Zoning referencing sections 2.60 and 2.62 may also be amended as part of this petition. (Staff contact: Nole Walkingshaw at (801) 535-7128 or nole.walkingshaw@slcgov.com).
4. **PLNPCM2012-00546 Korean Presbyterian Church** - A request by the Salt Lake City Council to amend the Future Land Use Map for the property located at approximately 2018 East 2100 South. The request is to change the master plan designation from Institutional and Public Lands to Very Low Density Residential (less than five dwelling units per acre) to make it consistent with zoning of the property. The property is located in the R-1/12,000 (Single Family Residential) zoning district and is located in Council District #7, represented by Søren Simonsen. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com.)

5. **West Capitol Hill Amendments – (PLNPCM2012-00462, 00463, 00464)** - Three petitions initiated by Mayor Becker as part of analysis identifying zoning and master plan conflicts within the RDA project area. The request is for several related zoning map amendments, Capitol Hill Master Plan amendments and a text amendment to the MU Mixed Use zoning district. The proposal would make the following changes:

- Amend Master Plan future land use designation from “General Commercial” in the area of 400 West between 600-800 North to “High Density Mixed Use,” and to rezone those parcels to MU Mixed Use to match the surrounding area;
- Amend the Master Plan future land use designations from “Medium Density Residential” and “General Commercial” for most of the west side of 300 West between 400 and 500 North to “Medium Density Mixed Use,” and to rezone four RMF-35 parcels to MU to allow for commercial/retail uses along the 300 West corridor;
- Amend the Master Plan future land use designation, for one commercial property located on the northeast corner of 300 West and 300 North, from “Medium Density Residential” to “Medium Mixed Use,” to rectify a conflict;
- Amend the text of the MU: Mixed Use zoning district to encourage residential through changes to the unit requirements for multi-family residential and to generally bring the district regulations closer to its intended purpose.

The zoning text amendment is city-wide will generally affect sections 21A.32.130 MU Mixed Use District. Related provisions of Title 21A-Zoning may also be amended as part of this petition. Other properties affected by the petition are located in Council District 3, represented by Stan Penfold. (Staff Contact: Michaela Oktay at 801-535-6003 or michaela.oktay@slcgov.com).

6. **PLNPCM2010-00468 Parking and Transportation Demand Management** - A public hearing proposed amendments to the Salt Lake City Zoning Ordinance to incorporate transportation demand management strategies into the city's off-street parking regulations, found in Chapter 21A.44 of the Zoning Ordinance. As part of this proposed text amendment, related sections of Title 21A would also be amended. Transportation demand management (TDM) is a system of regulations and policies that are designed to influence residents’ and employees’ travel decisions for the purpose of decreasing vehicle miles traveled, reducing traffic volume during peak periods, and varying travel modes. Effective TDM strategies thus reduce pollution, congestion and infrastructure costs while improving public health and promoting sustainable development. Developments that incorporate TDM strategies in their plans would be able to reduce their parking. Examples include transit passes, carpooling and bicycle lockers. (Staff contact: Nick Britton at 801-535-6107 or nick.britton@slcgov.com).

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.