

**SECONDDAMENDED SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA**

**In Room 326 of the City & County Building at 451 South State Street
Wednesday, December 12, 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 Room 126 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 NOVEMBER 28, 2012

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Briefing

1. **PLN2012-00799 Circulation and Streetscape Amenities Plan** – A request by Mayor Ralph Becker, in behalf of Salt Lake City, requesting the City adopt the Circulation and Streetscape Amenities Plan for the Sugar House Business District. (Staff contact: Michael Maloy at 801.535.7118 or michael.maloy@slcgov.com).

PUBLIC HEARING(S)

Administrative Matters

2. **PLNPCM2012-00726 The Front Climbing Club Additional Building Height Conditional Use**- A request by The Front Climbing Club, represented by Dustin Buckthal, for a Conditional Use for additional building height in order to accommodate the construction of a tall climbing wall at approximately 1460 S 400 West . The request is for an additional 30 feet, for a total of 90 feet of height. The subject property is located in the CG (General Commercial) zoning district and is located in Council District 5, represented by Jill Remington Love.(Staff Contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com).
3. **Petitions PLNPCM2012-00608, PLNPCM2012-00609, PLNSUB2012-00607, and PLNPCM2012-00610 Liberty Heights Fresh** - A request by Steven R. [REDACTED] for an amendment, zoning map amendment, preliminary subdivision amendment and a conditional [REDACTED] review for a mixed commercial and residential project located at approximately 1290 South 1100 East. The subject property is zoned R-1/7,000 (Single-Family Residential District) and is located in City Council District 5 represented by Jill Remington Love. (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com).
4. **PLNPCM2012-00785 Salt Lake City Employee Medical Clinic Conditional Use** - A request by Salt Lake City Corporation and PEHP for conditional use approval for a proposed medical clinic to be included in the existing office building located at 230 South 500 East. The clinic would be located on the 5th floor of the building, which is located in the RO (Residential Office) zoning district and is located in Council District 4, represented by Luke Garrott (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com)

Legislative Matters

5. **PLNPCM2012-00360 700 South to 900 South 700 East to 900 East Rezone** - A petition initiated by the Salt Lake City Council to rezone Approximately 189 Properties Between 700 South and 900 South and 700 East and 900 East.
 - Existing residential properties proposed to be rezoned from Low Density and Moderate Density Multi-Family residential (RMF-30 and RMF-35) to Single and Two Family Residential (R-2).
 - Existing Commercial Properties at 679 East 900 South and 705 East 900 South proposed to be rezoned from Low Density Multi-Family Residential (RMF-30) to Neighborhood Commercial (CN).

- Existing Commercial Properties at 801 South 800 East and 774 East 800 South proposed to be rezoned from Low Density Multi-Family Residential (RMF-30) to Small Neighborhood Business (SNB). The properties are located in Council District 4, represented by Luke Garrott.

(Staff contact: Ray Milliner at ray.milliner@slcgov.com or 801-535-7645).

Unfinished Business

8. **PLNPCM2011-00640 Form Based Code for West Temple Gateway** - The Salt Lake City Planning Commission will consider a petition submitted by Mayor Ralph Becker to amend the Salt Lake City Zoning Title and Map from D-2 Downtown Support District and RMF-75 High Density Multi-Family Residential District to FB-UN1 and FB-UN2 Form Based Urban Neighborhood District for properties located approximately between 700 South Street and Fayette Avenue (975 South), and between West Temple Street and 300 West Street. The purpose of the zoning amendment is to ensure future development will enhance residential neighborhoods and encourage compatible commercial development in compliance with the City Master Plan. Related provisions of Title 21A Zoning may also be amended as part of this petition. The subject properties are located in Council District 4, represented by Luke Garrott, and Council District 5, represented by Jill Remington Love. (Staff contact: Michael Maloy at (801) 535-7118 or michael.maloy@slcgov.com)
9. **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)

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.