

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, April 12, 2006, at 5:45 p.m.**

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting is open to the public for observation.

- 1. APPROVAL OF MINUTES from Wednesday, March 22, 2006.**
- 2. REPORT OF THE CHAIR AND VICE CHAIR**
- 3. REPORT OF THE DIRECTOR**
- 4. PUBLIC NOTICE AGENDA Salt Lake City Property Conveyance Matters**
 - a) Utah Department of Transportation (UDOT) and Salt Lake City Public Utilities Department—UDOT is requesting the purchase of real property owned by Salt Lake City, consisting of six parcels totaling approximately seven acres and used as a drainage canal, for use as part of the Davis County Legacy Highway project. The property in question is located just north of the existing I-215 West highway corridor and on both the east and west sides of Redwood Road. All of the property is located within Davis County. This property was part of a previous condemnation action which has now lapsed, and is now being purchased at fair market value, under terms acceptable to Public Utilities. Public Utilities staff intends to approve the sale, with the City receiving replacement easements for the Drainage Canal use. (Staff — Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com and Karryn Greenleaf at 483-6769 or karryn.greenleaf@slcgov.com)
 - b) Utah Transit Authority (UTA) and Salt Lake City Property Management – UTA and the City are negotiating an Interlocal Agreement that would provide for the transfer of the fee title property ownership of the City to UTA for the property used for the Intermodal Hub operation. The property transfer involves two parcels totaling approximately 16.57 acres located on the west side of 600 West Street, between 200 South and approximately 700 South Streets. Under the terms of the agreement, the City will receive compensation for the property equal to fair market value, which involves non-monetary considerations including the agreement by UTA to finance a large portion of the cost of extending light rail service from the Delta Center Station to the Intermodal Hub and the assumption by UTA of all the City's current obligations relating to the Intermodal Hub. The City-owned property is addressed as 300 South and 600 West, and zoned General Commercial (CG). The Interlocal Agreement including the property transfer requires approval by the City Council. The City Administration intends to recommend the proposed property transfer to the Planning Commission and City Council. (Staff – Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com and Matthew Williams at 535-6447 or matthew.williams@slcgov.com)
- 5. PUBLIC HEARINGS**
 - a) **Petition 410-06-03** — A Conditional Use Request for a Landfill Gas to Renewable Energy Facility by Landfill Energy Systems (in conjunction with the Salt Lake Valley Landfill). The request is for the development and operation of an electric generator facility located at approximately 5950 West California Avenue, directly adjacent to the existing Landfill Facility in the M-1 (Light Manufacturing) Zoning District. This project site is also located within the T Transitional Overlay District. (Staff – Marilynn Lewis at 535-6409 or marilynn.lewis@slcgov.com)
 - b) **Petition # 400-06-07** — Salt Lake City Corporation is requesting a text amendment to the Salt Lake City Zoning Ordinance to allow ambulance services in the Commercial, Manufacturing and Special Purpose Districts. (Staff – Kevin LoPiccolo at 535-6003 or kevin.lopiccolo@slcgov.com)
 - c) **Petitions 400-05-46, 400-05-47, 490-06-15 and 490-06-16** — A request by Mike Miller, representing Flying J Inc., that Salt Lake City close and declare as surplus property, a portion of 800 West Street at approximately 2100 South Street (Petition No. 400-05-46), vacate an alley on the north side of the Klenke's Addition Subdivision (Petition No. 400-05-47), vacate a portion of the Klenke's Addition Subdivision and Riverside Subdivision (Petition No. 490-06-15), and grant preliminary subdivision approval of a two-lot minor subdivision (Petition No. 490-06-16) located at approximately 850 West 2100 South in a General Commercial (CG) zoning district. (Staff – Ray McCandless at 535-7282 or ray.mccandless@slcgov.com)
 - d) **Petition 400-06-08** — Salt Lake City Council initiated a request to amend existing provisions of the Salt Lake City Zoning Ordinance relating to single- and two-family land uses in City Council District Three that may contribute to incompatible residential infill development within the Special Pattern Residential 1 (SR-1) Zoning District. The proposed amendments include creating a subcategory of the SR-1 Zoning District for those properties currently zoned SR-1 in City Council District Three to address general lot and bulk issues including building height, yard requirements, and accessory building standards. This petition would also amend the zoning maps to implement the above referenced amendments to the SR-1 Zoning District for all properties within the Capitol Hill and Avenues Planning Communities currently zoned SR-1. The Capitol Hill and Avenues Planning Communities are generally located between I-15 and North Campus Drive from South Temple to the north City limits. (Staff: Joel Paterson at 535-6141 or joel.paterson@slcgov.com)

- e) **Petition No. 490-06-03** — A request by Aaron Olsen for a Subdivision Amendment, at the property located at 1932 and 1934 South Broadmoor Street, in order to subdivide Lot Three of the Indian Terrace Subdivision (amended Lots 24 and 26) into two lots in order to facilitate the construction of a twin home in the Special Development Pattern Residential (SR-1) zoning district. (Staff – Sarah Carroll at 535-6260 or sarah.carroll@slcgov.com)



6. UNFINISHED BUSINESS

The next scheduled Planning Commission meeting will be April 26, 2006. This information can be accessed at www.slcgov.com/CED/planning.

Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this Planning Commission Meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact Planning at (801) 535-7757 or TDD (801) 535-6021.