

**AMENDED
AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, August 23, 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, August 9, 2006.**
2. **REPORT OF THE CHAIR AND VICE CHAIR**
 - a. Election of Chair and Vice Chair
 - b. **Service Acknowledgement for John Diamond and Laurie Noda**
3. **REPORT OF THE DIRECTOR**
 - a. **Northwest Quadrant Advisory Committee Review**
4. **PUBLIC NOTICE AGENDA** Salt Lake City Property Conveyance Matters (Staff - Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com and John Spencer at 535-6398 or john.spencer@slcgov.com)
 - a. Jameson Properties, LLC and Salt Lake City Public Utilities Division—Jameson Properties is requesting that Property Management approve a lease agreement to allow overhead and subsurface encroachments into the public way on both the 200 East and 200 South street frontages, for an existing building which is being remodeled and is approved for condominium conversion, abutting the property located at 169 East 200 South Street. The adjacent property is zoned Central Business District (D-1). Property Management staff intends to approve the lease agreement.
5. **PUBLIC HEARINGS**
 - a. **Petition 480-06-02** – A request by Armen Taroian requesting preliminary condominium approval for a proposed five-unit multi-family development located at approximately 38 West Merrimac Avenue in a Moderate Density Multi-Family Residential (RMF-35) Zoning District. (Staff - Ray McCandless at 535-7282 or ray.mccandless@slcgov.com)
 - b. **Petition 400-06-13** – A text amendment request to the Salt Lake City Zoning Ordinance relative to clarifying the application of steep slope restrictions in the Foothill Residential (FR-1, FR-2, and FR-3) and Foothill Protection (FP) Zoning Districts, adding steep slope and special fencing regulations to the Open Space (OS) Zoning District, refining the definition of a legal lot and revising the building setback from undevelopable areas in the Foothill Zoning Districts from a minimum of ten feet (10') and an average of twenty feet (20') to a minimum of 15 feet. (Staff - Ray McCandless at 535-7282 or ray.mccandless@slcgov.com)
 - c. **Petition 490-06-22** – A request by the property owner, Ferguson Martin, LLC for approval of a two (2) lot subdivision located at approximately 688 "F" Street. The subject property is approximately 0.42 acres in size and is zoned SR-1A (Special Development Pattern Residential District). The applicant proposes Lot 1 to be 0.23 acres and Lot 2 to be 0.19 acres in size. (Staff – Lex Traughber at 535-6184 or lex.traughber@slcgov.com)



Petition 490-06-22



Petition 490-06-26

6. **UNFINISHED BUSINESS**
 - a. **Petition No. 490-06-26** – A request by Gary Nordhoff to amend the Federal Heights Subdivision by subdividing the property located at approximately 1455 East Perry Avenue into two lots to facilitate the demolition of the existing building and the construction of two new single-family homes in a Single Family Residential (R-1/5000) Zoning District. (Staff – Sarah Carroll at 535-6260 or sarah.carroll@slcgov.com)

MEETING GUIDELINES

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearing will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, the Chair may limit the time each person may have to address the Commission, per item. A spokesperson who has already been asked by a group to summarize their concerns may be given additional time. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:
Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. 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 meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6021.

The next Planning Commission meeting will be held on September 13, 2006. For additional information, please visit <http://www.slcgov.com/ced/planning>.