

**AGENDA FOR THE  
SALT LAKE CITY PLANNING COMMISSION MEETING  
In Room 326 of the City & County Building at 451 South State Street  
Wednesday, August 9, 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, July 12, 2006.**

**2. REPORT OF THE CHAIR AND VICE CHAIR**

**3. REPORT OF THE DIRECTOR**

- a. Northwest Quadrant Master Plan Update
- b. Emigration Court – Request for Time Extension

**4. PUBLIC NOTICE AGENDA** Salt Lake City Property Conveyance Matters – Doug Wheelwright at 535-6178 or [doug.wheelwright@slcgov.com](mailto:doug.wheelwright@slcgov.com) or John Spencer at 535-6398 or [john.spencer@slcgov.com](mailto:john.spencer@slcgov.com) or Karryn Greenleaf at 483-6769 or [karryn.greenleaf@slcgov.com](mailto:karryn.greenleaf@slcgov.com).

- a. 141 Pierpont LLC and Salt Lake City Property Management Division – Request for the Salt Lake City Property Management Division to approve a lease to authorize an encroachment into the public right-of-way for an aerial canopy for an office building located at approximately 141 Pierpont Avenue. The property is located in the D-1 (Central Business) Zoning District. The Property Management staff intends to approve the lease request.
- b. Emigration Court Tower and Salt Lake City Property Management Division – Request for the Salt Lake City Property Management Division to approve a lease to authorize an encroachment into the public right-of-way on the west side of a parking structure located at approximately 323-325 South 500 East for a subsurface sand interceptor. The property is located in the R-MU (Residential Mixed Use) Zoning District. The Property Management staff intends to approve the lease request.
- c. Utah Department of Transportation (UDOT) and Salt Lake City Public Utilities Department – UDOT is requesting to rebuild/widen portions of State Street that bisect properties from approximately 9000 South to 10600 South Streets. The crossings will be handled with the appropriate permit/agreements to allow for the road proposed utilities and canal to co-exist. A portion of the canal located at 10600 South will be declared surplus and sold to UDOT under an easement/permit agreement approved by both Salt Lake City and UDOT. Fair market value will be paid for these properties. The Public Utilities Department intends to approve the request.
- d. Sandy City and Salt Lake City Public Utilities Department – Sandy City is requesting permits for crossing the Jordan and Salt Lake City Canal to rebuild the existing bridge and install new and reinstall existing utilities at approximately 8710 South 37 West. The Public Utilities Department intends to approve the request.
- e. Press Realty Advisors II, LLC and Salt Lake City Public Utilities Department – Press Realty Advisors II, LLC/Dave Murdock is requesting to vacate an existing 30-foot utility easement and provide a new 20-foot easement for the private utilities of a new commercial subdivision; Westpoint Business Center PUD Phase II located at approximately 1480 North 2200 West. The Public Utilities Department intends to approve the request.

**5. PUBLIC HEARINGS**

- a. **Petition 410-06-29 ISSUES ONLY HEARING** – A request by Cooper Roberts Simonsen Architects, representing the property owner, Jeremy Jones, for planned development approval of nineteen single-family dwellings located at approximately 690 North West Capitol Street in the Capitol Hill Historic District. The property is located in an SR-1A (Special Development Pattern Residential District) Zoning District. (Staff – Lex Traughber at 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com))
- b. **Petition 490-06-22 ISSUES ONLY HEARING** – 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](mailto:lex.traughber@slcgov.com))



Petition 490-06-22

- c. **Petition 410-06-17** – A request by Catholic Community Services of Utah for conditional use approval for a residential substance abuse treatment home located at approximately 745 East 300 South. The property is located in a RMF-45 (Moderate/High Density Multi-Family Residential) Zoning District. (Staff – Lex Traughber at 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com))
- d. **Petition 480-06-16** – A request by Cashman Development, LC for preliminary condominium plat consideration for a twenty-four unit project located at approximately 925 South Donner Way. The property is located in an RMF-45 (Moderate/High Density Multi-Family Residential) Zoning District. (Staff – Janice Lew at 535-7625 or [janice.lew@slcgov.com](mailto:janice.lew@slcgov.com))
- e. **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](mailto:sarah.carroll@slcgov.com))



Petition 490-06-26

- f. **Petition 410-06-12** – A request by Premium Oil for conditional use planned development approval at approximately 1704 West North Temple for reconstruction of the retail center with an attached car wash at the existing gas station/convenience center. The property is located in a Commercial Shopping (CS) Zoning District. The proposal is to redevelop and expand the retail convenience center and reconfigure the pump island layout. The proposed uses are permitted uses; however, the CS Zoning District requires planned development approval for all new construction. (Staff – Everett Joyce at 535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com))
- g. **Petition 410-06-27** – A request by Milt Drake for conditional use approval at approximately 75 South 2400 West for the construction expansion of an existing commercial parking lot for Park n' Jet. The property is located in a BP (Business Park) Zoning District. (Staff – Kevin LoPiccolo at 535-6003 or [kevin.lopiccolo@slcgov.com](mailto:kevin.lopiccolo@slcgov.com))

## 6. UNFINISHED BUSINESS

### 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, public comments are limited to three (3) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. 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.

*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 535-6220.*

The next Planning Commission meeting will be held on August 23, 2006. For additional information, please visit [the Planning & Zoning Enforcement Webpage](#)