

**AMENDED**

**AGENDA FOR THE  
SALT LAKE CITY PLANNING COMMISSION MEETING  
In Room 326 of the City & County Building at 451 South State Street  
Wednesday, February 8, 2006, at 5:45 p.m.**

The Planning Commissioners and Staff will have dinner 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, January 25, 2006.**
- 2. REPORT OF THE CHAIR AND VICE CHAIR**
- 3. REPORT OF THE DIRECTOR**
  - a) Petition 400-04-21 by the Salt Lake City Planning Division, requesting that Petition 400-04-21, to allow a stand alone retail option as a land use within the Business Park Zoning District be withdrawn by the Salt Lake City Planning Commission.
- 4. PUBLIC NOTICE AGENDA Salt Lake City Property Conveyance Matters – (John Spencer at 535-6938 or [john.spencer@slcgov.com](mailto:john.spencer@slcgov.com); Matt Williams at 535-6447 or [matt.williams@slcgov.com](mailto:matt.williams@slcgov.com); Doug Wheelwright at 535-6178 or [doug.wheelwright@slcgov.com](mailto:doug.wheelwright@slcgov.com)):**
  - a) T-Mobile USA and Salt Lake City Property Management — T-Mobile USA received Conditional Use approval for a utility pole installation of a cellular telephone antenna under Case #410-763 at approximately 1200 West and 1000 North Streets, through an Administrative Hearing held September 27, 2005. The subject utility pole is owned by Utah Power and is located within the City owned street right-of-way of 1000 North Street. T-Mobile USA is now seeking a three foot by approximately thirty-one foot telecommunications right-of-way permit from Salt Lake City Property Management, to allow the connection of underground power and telecommunications cables to connect from the power pole to the required equipment shelter structure, located in the rear yard area of an adjoining Residential R-1-7000 zoned property by separate lease agreement. The Property Management Division staff intends to approve the requested right-of-way permit.
  - b) C F J Properties and Salt Lake City Property Management — C F J Properties, dba Flying “J” Truck Stop, is requesting the Property Management Division to approve a short term (up to one year) commercial lease for the temporary use of a City owned alley and a partial street, which were never developed or improved, and which City property impacts the Flying “J” Truck Stop property, in a way as to be inconsistent with the proposed redevelopment of the Flying “J” Property. Flying “J” has submitted building permit plans to reconstruct and expand the existing truck stop facility, located at 900 West and 2100 South Street. During the initial building permit review, City Permits Office staff identified the alley conflict and referred the applicant to the Planning Office. Recently, Flying “J” filed for Alley Closure and Street Closure in petitions 400-05-47 and 400-05-48, which are beginning to be processed by the Planning Staff. Since the alley and street closure processes typically take 6 to 8 months to complete, Flying “J” is requesting a short term lease to allow the street and alley properties to be redeveloped consistent with the proposed redevelopment and expansion plans for the new truck stop facility, while the alley and street closure processes are completed. The subject alley is located at approximately 850 West on 2100 South Street and is approximately 700 feet by 12 feet, and contains 8400 square feet. The subject partial street is located at 800 West and extends north from 2100 South Street approximately 191 feet by 33 feet wide, and contains 6303 square feet. The Property Management staff intends to approve the requested short term commercial lease, pending notification to the Planning Commission and the City Council, consistent with City policy.

**5. PUBLIC HEARINGS**

- a) Petition 410-774 – A request by Mike Weller of Diamond Parking, for conditional use approval of a commercial surface parking lot in a D-3 zoning district at 179 W. Broadway. *(Staff - Elizabeth Giraud at 535-7128 or elizabeth.giraud@slcgov.com).*
- b) Petition 400-02-41 – A request by the Salt Lake City Planning Commission to modify the text of Capitol Hill Protective Area Overlay District to establish height limits for residential and Urban Institutional zoned properties and to amend the Zoning Map by adjusting the boundaries of the Capitol Hill Protective Area Overlay District in the following locations:
  1. Generally, from Main Street and Center Street to 200 West between Girard Avenue and 200 North; and
  2. Generally, from Canyon Road to “A” Street between Fourth Avenue and Second Avenue. *(Staff – Everett Joyce at 535-7930 or everett.joyce@slcgov.com)*
- c) Petition No. 400-05-24 – A request by Harrison Apartments, LLC for a zoning map amendment to rezone the property located at 713 East Harrison Avenue from R-1/5000, Single Family Residential to RMF-35, Moderate Density Multi-Family Residential in order to demolish the existing structure and construct six individually owned town homes. The project will also require an amendment to the future land use map of the Central Community Master Plan to identify the property as Low Medium Density Residential rather than Low Density Residential. *(Staff – Sarah Carroll at 535-6260 or sarah.carroll@slcgov.com)*
- d) Petition 400-02-22 - Restaurant Definition, Parking Ratios, Shared Parking, Off-site and Alternative Parking Amendments - Proposal to amend the text of the Salt Lake City Zoning Ordinance relating to small commercial areas zoned CN (Neighborhood Commercial), CB (Community Business) and CS (Community Shopping). Specifically, the proposal is to amend the definition of “restaurant” (large or small), and amend the parking requirements for small restaurants, retail goods establishments, and retail service establishments, such that the requirement is the same for these three uses. The purpose of this parking requirement amendment is to facilitate the interchangeability of these three types of uses. Additionally, the proposal includes a re-evaluation and expansion of shared, off-site, and alternative parking solutions. *(Staff – Lex Traughber 535-6184 or lex.traughber@slcgov.com)*

**POSTPONED**

**6. UNFINISHED BUSINESS**

**The next scheduled Planning Commission meeting will be February 22, 2006. This information can be accessed at [www.slcgov.com/CED/planning](http://www.slcgov.com/CED/planning).**

*Salt Lake City Corporation complies with all ADA guidelines. If you are planning to attend the public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City at least 48 hours in advance of the meeting and we will try to provide whatever assistance may be required. Please call 535-7757 for assistance.*

On Thursday, February 2, 2006, I personally posted copies of the foregoing notice within the City and County Building at 451 South State Street at the following locations: Planning Division, Room 406; City Council Bulletin Board, Room 315; and Community Affairs, Room 345. A copy of the agenda has also been faxed/e-mailed to all Salt Lake City Public Libraries for posting and to the Salt Lake Tribune and Deseret News.

Signed: \_\_\_\_\_

STATE OF UTAH )  
 :SS  
COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN to before me this 2<sup>nd</sup> day of February 2006.

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NOTARY PUBLIC residing in Salt Lake County, Utah