

**AGENDA FOR THE  
SALT LAKE CITY PLANNING COMMISSION MEETING  
In Room 326 of the City & County Building at 451 South State Street  
Wednesday, January 11, 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, December 14, 2005.**

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

**3. REPORT OF THE DIRECTOR**

- a) Request to Initiate a Petition
  - i. Central Community Master Plan Amendments
  - ii. Tandem parking in required yards in Residential Zones
- b) Update on Northwest Quadrant
- c) Request by Mr. Al Camp, (from GSA) and Ross Wentworth asking to speak with the Planning Commission regarding the Moss Courthouse.
- d) Request by Mr. Greg Larsen, representing The Bungalows of Sugar House, L.L.C., (Conditional Use Planned Development project #410-700, approved October 27, 2004) located at approximately 1850 East 1700 South, asking that the Planning Commission allow four (4) modifications to the Approved Final Development Plan by interpreting the requested changes as "Minor Modifications" under Salt Lake City Zoning Code section 21A.54.150 (S)(2), as follows:
  - 1. Realigning one driveway, by removing its connection to 1700 South Street and connecting it to the private road (Sugar House Lane);
  - 2. Expanding the rear yards of two lots (Lots 2 and 3) to the east approximately twenty-seven feet to add additional back yard area;
  - 3. Adjusting the south side yard setback area from the Planning Commission staff report and minutes required 12.5 feet to 12 feet, consistent with the recorded plat for Lot 3; and
  - 4. Interpreting that the approved building elevation for two of the proposed dwelling units is consistent with the Planning Commission imposed limit on overall building height requiring development of the project with "one and one-half story dwellings", which by staff interpretation of the International Building Code, a portion of one elevation is a two-story design.

***(Staff – Doug Wheelwright at 535-6179 or [doug.wheelwright@slcgov.com](mailto:doug.wheelwright@slcgov.com) or Ray McCandless at 535-7282 or [ray.mccandless@slcgov.com](mailto:ray.mccandless@slcgov.com).)***

**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)*)**

- a) Gabriel Noelle Rosa, LLC and Salt Lake City Property Management Division – The existing apartments located at approximately 201-211 East 3rd Avenue are being converted into the White Lane Condominiums. As part of the conversion approval process, it was noted that there are three stairway and stair rail encroachments into the public right-of-way. The applicants are requesting that the encroachments be allowed to remain as is and have submitted a lease agreement to cover these encroachments. This property is located in Salt Lake City. The Property Management Division intends to approve the requested lease agreement for the encroachment.
- b) 2148 Enterprises, LLC and Salt Lake City Property Management Division – 2148 Enterprises LLC is in the process of selling their property which is located at 2148 South 900 East. During a due diligence survey, it was discovered that a brick façade along 900 East encroaches into the public right-of-way. The buyer is requiring the current property owner to enter a lease agreement with the City to deal with the encroachment issue. It is contemplated that the encroachment will be removed in a future remodeling process in 2006. The initial term of the lease agreement is 5 years with terms of renewal. Issuing a lease for this purpose is consistent with City policy regarding public-way encroachments. The Property Management Division intends to approve the requested lease agreement for the encroachment.

**5. PUBLIC HEARINGS**

- a) Petition #490-05-48 – Emery Street Subdivision request by **Clayton Wolf** to amend lots 9, 10 & the north 10' of lot 11 of the J. H. Whalon's Addition Subdivision located in an R-1/5000 zoning district at 809 South Emery Street. The proposal is to create a new two lot subdivision. Lot #1 is for a future single family home to be constructed in the future and lot # 2 is for the existing home that will remain. (*Jackie Gasparik at 535-6354 or [jackie.gasparik@slcgov.com](mailto:jackie.gasparik@slcgov.com)*.)



**6. UNFINISHED BUSINESS**

The next scheduled Planning Commission meeting will be January 25, 2006. This information can be accessed at [www.slcgov.com/CED/planning](http://www.slcgov.com/CED/planning).