

AMENDED – ITEM POSTPONED

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, June 14, 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, May 24, 2006.

2. REPORT OF THE CHAIR AND VICE CHAIR

3. PUBLIC NOTICE AGENDA Salt Lake City Property Conveyance Matters (Staff – Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com or John Spencer at 535-6938 or john.spencer@slcgov.com)

- a. Schoolhouse Downtown, LLC and Salt Lake City Property Management Division — Schoolhouse Downtown, LLC is requesting that Salt Lake City approve a lease agreement for continued under-sidewalk vault space and for surface encroachment into the sidewalk area of the street right-of-way on Pierpont Avenue, for outdoor dining purposes. The subject property adjacent to the encroachments is located at 122 West and 134 West Pierpont Avenue, and currently contains the Café Pierpont and the Baci's restaurants. It is zoned Central Business District (D-1). Property Management staff intends to approve the lease agreements as proposed.
- b. Roman Catholic Bishop of Salt Lake City, Inc. and Salt Lake City Property Management Division — The Roman Catholic Bishop of Salt Lake City is requesting that Salt Lake City approve a lease agreement to allow the installation of two sports field lighting poles within the right-of-way for 1000 East Street at approximately 650 South, for athletic field illumination of the new Football Stadium at Judge Memorial Catholic High School. The adjacent property zoning is Institutional (I). Property Management staff intends to approve the lease agreement as proposed.
- c. Emigration Market and Salt Lake City Property Management Division — Emigration Market is requesting that Salt Lake City approve a lease agreement to allow the installation of a planter box encroachment within the public way of 1700 East Street for fencing purposes to separate the outdoor dining area from the sidewalk. The adjacent property is located at 1706 South 1300 East in the Neighborhood Commercial (CN) Zoning District. Property Management staff intends to approve the lease agreement as requested.

4. UNFINISHED BUSINESS

- a. **Petition 410-06-08** — A request by Ken Menlove for a Planned Development for the construction of additional mini-warehouse space to an existing warehouse/storage building located at 510 West 100 South in the Gateway Mixed-Use (G-MU) Zoning District. All new construction is a Planned Development in the G-MU District. Also a Conditional Use approval to modify the exterior building materials and for mini-warehouse use. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com)
- b. **Petition 490-06-18** — A request by Ken Menlove for Preliminary Subdivision for a storage facility at 510 West 100 South. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com)

5. PUBLIC HEARINGS

- a. **Petition 400-06-06** — A request by 639 W North Temple, LLC to amend the Capitol Hill Community Master Plan Future Land Use Map from Low Density Residential and Commercial to Medium Density Residential Land Use and to rezone the property located at approximately 644 West North Temple Street from Commercial Corridor (CC) and Special Residential (SR-3) Zoning to Residential Multifamily (RMF-45). The rezone and plan amendment is to allow for the development of a 74-unit condominium project. (Staff – Everett Joyce 535-7930 or everett.joyce@slcgov.com)
- b. **Petition 410-777** — A request by RTTA, LLC for planned development approval for new construction within the Community Shopping (CS) Zoning District at approximately 137 N Redwood Road. The applicant proposes to construct a retail service establishment / financial institution; a permitted use. (Staff – Everett Joyce 535-7930 or everett.joyce@slcgov.com)
- c. **Petition Number 400-02-41** — A request by the Salt Lake City Planning Commission to modify the existing Capitol Hill Protective Area Overlay District text to restrict height limits and to amend the Capitol Hill Community Master Plan and Zoning Map to expand the western boundary of the Overlay Zone to approximately 200 West and the southeast boundary to "A" Street. The Capitol Hill Protective Area Overlay District lies within the Capitol Hill and Avenues Planning Communities. The general boundaries proposed are from Girard Avenue (550 North) to North Temple Street and from 200 West Street to "A" Street. The Capitol Hill Protective Area Overlay District restricts building heights and does not affect the types of land uses permitted within the base zoning districts. (Staff – Everett Joyce 535-7930 or everett.joyce@slcgov.com)
- d. **Petition 400-06-09** — A rezone request located at approximately 99 East 700 North from FR-2 (Foothills Residential) to R-2 (Single and Two-Family Residential) Zoning District to build a two-family dwelling (duplex) on the site. (Staff – Lex Traugher at 535-6184 or lex.traugher@slcgov.com)
- e. **Petition 410-06-05** — A planned development request by Bruce Manka to modify minimum yard requirements to allow encroachments for proposed second-story balconies and patios of lower-level patios at 650 North 300 West Street. The property is located in a RMF-35 (Residential Multi-Family) and a MU (Mixed Use) Zoning District. (Staff – Janice Lew at 535-7625 or janice.lew@slcgov.com)
- f. **Petition 410-06-14** — A request by Wayne Belka of Prosperity Enterprises for planned development approval at 479 South 600 East for a retail bakery building in a Community Shopping (CS) Zoning District, in the Central City Historic District. Staff – Elizabeth Giraud at 535-7128 or elizabeth.giraud@slcgov.com)
- g. **Petition 410-768** — A request by Jerome Gourley of T-Mobile USA, Inc. for conditional use approval to replace a 33-foot high utility pole at the rear of the property located at approximately 1596 East Stratford Avenue with a 43-foot high pole for a wireless telecommunications antennae. (Staff – Elizabeth Giraud at 535-7128 or elizabeth.giraud@slcgov.com)

6. REPORT OF THE DIRECTOR

The next scheduled Planning Commission meeting will be June 28, 2006. This information can be accessed at www.slcgov.com/CED/planning.

MEETING INSTRUCTIONS

- Fill out registration card and indicate if you wish to speak and which agenda item you will address.
- 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.
- 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
- Speakers will be called by the Chair.
- Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
- 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.
- Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
- After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
- 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 535-6021.