

**THIRD AMENDED
AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, June 28, 2006, at 5:45 p.m.**

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in the Third Floor Break Room. 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, June 14, 2006.**
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
 - a. Acknowledgement of Commissioner Seelig's service
4. **PUBLIC NOTICE AGENDA** Salt Lake City Property Conveyance Matters (Staff – Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com, Karryn Greenleaf at 483-6769 or karryn.greenleaf@slcgov.com, or John Spencer at 535-6398 or john.spencer@slcgov.com)
 - a. One World Café and Salt Lake City Property Management—Owners of the One World Café are requesting that Property Management approve a lease agreement to allow use of a portion of 300 East Street right of way for outside dining purposes. The property is located at 41 South 300 East Street, between the building and the sidewalk. The abutting property is zoned R-MU. Property management staff intends to approve the lease request.
 - b. Liberty Midtown Partners and Salt Lake City Property Management—Liberty Midtown Partners are requesting that Property Management approve a lease agreement to allow overhead roof eave encroachments to extend over the street right of way of 300 East Street. The abutting property located at 225 South 300 East Street is zoned R-MU. The Property Management staff intends to approve the lease request.
 - c. Sugar House Coffee and Salt Lake City Property Management—Owners of Sugar House Coffee are requesting that Property Management approve a lease agreement to allow use of a portion of the street right of way on 2100 South Street to be used for outside dining purposes. The abutting property located at 2106 South Highland Drive is zoned CSHBD-1. Property Management staff intends to approve the lease agreement request.
 - d. Russell C. and Naoma D. Hansen and Salt Lake City Public Utilities Department—The Hansen's are requesting that Public Utilities approve the release of a right of way easement which is no longer needed which effects the Hansen property, located at 3596 East Monza Drive in un-incorporated Salt lake County. Public Utilities staff intends to approve the release of the easement request.
 - e. RAL, Inc. and Salt Lake City Public Utilities Department—RAL, Inc. is requesting that Public Utilities approve a release of a right of way easement which is no longer needed which effects the RAL, Inc. owned property located at 6255 Canyon Cove Court in Holladay City. Public Utilities staff intends to approve the release of easement request.
 - f. Scott D. Anderson and Salt Lake City Public Utilities Department—Mr. Anderson is requesting that Public Utilities approve a standard use permit to allow continued encroachment into a Public Utilities owned easement over property located at 3230 East Bengal Blvd., in Sandy City. Public Utilities staff intends to approve the standard use permit as requested.
5. **PUBLIC HEARINGS**
 - a. **Petition 410-06-13** — A request by Rick Graham, Director of Public Services, for Conditional Use Planned Development approval to develop the Sorenson Unity Center located at approximately 1383 South 900 West in a PL (Public Lands) Zoning District. This project must be reviewed by the Planning Commission because the development proposes more than one principal building on a single parcel. (Staff – Marilynn Lewis at 535-6409 or marilynn.lewis@slcgov.com)
 - b. **Petition 400-06-10** – A petition initiated by Mayor Anderson requesting to amend provisions of the Salt Lake City Zoning Ordinance to clarify processes and procedures relating to the review of projects subject to the City-wide Compatible Residential Infill Development standards adopted by Ordinance 90 of 2005 and Ordinance 26 of 2006. (Staff – Joel Paterson at 535-6141 or joel.paterson@slcgov.com)
 - c. **Petition 400-04-22** — A petition initiated by Mayor Anderson to amend the Salt Lake City Zoning Ordinance relating to specialty housing facilities, including group homes, transitional victim homes, transitional treatment homes and residential substance abuse homes. Specifically, the petition is to amend the definitions of these specialty housing types, and clarify standards for spacing requirements, criteria approval, and potential revocation of conditional uses once approval is granted. (Staff – Elizabeth Giraud at 535-7128 or elizabeth.giraud@slcgov.com)
 - d. Revisions to **Petition No. 410-06-09 (planned development) and 480-06-04 (preliminary condominium)** — A request by Howa Capital to consider revisions to the planned development site plan and preliminary condominium plans that were approved by the Planning Commission on April 26, 2006, for property located generally on the east and west sides of 300 West Street, between 500 and 600 North Streets. (Staff – Sarah Carroll at 535-6260 or sarah.carroll@slcgov.com)
 - e. **Petition 410-06-05 — ISSUES ONLY HEARING** A request by Bruce Manka for a planned development to modify minimum yard requirements to allow encroachments for proposed **POSTPONED** and the roofs of lower-level patios at approximately 650 North 300 West Street. The property is located in a R-MF-35 (Residential Multi-Family) and a MU (Mixed Use) Zoning District. (Staff – Janice Lew at 535-7625 or janice.lew@slcgov.com)
 - f. **Petition 410-06-15** — A request by Architectural Nexus, representing ARUP, for conditional use approval to allow additional building height from 45 feet to 53 feet and 6 ½ inches for a proposed mechanical building addition located in the Research Park (RP) Zoning District at approximately 500 South Chipeta Way. (Staff – Ray McCandless at 535-7282 or ray.mccandless@slcgov.com)
 - g. **Petition 400-06-05** — A request by Maylaykone Kiphiibane to vacate the remaining east/west portion of an alley located at approximately 740 South Goshen Street and to declare the property surplus. The property is in an R-1/5000 Zoning District. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com)
 - h. **Petition 410-06-01 and 490-06-29** — A request by Nathan Anderson representing West Capitol Hill, LLC for Planned Development and Preliminary Subdivision approval for the construction of an eight-unit residential development located at 701 North 300 West and 314 West 700 North in the MU (Mixed Use) Zoning District. (Staff – Wayne Mills at 535-6173 or wayne.mills@slcgov.com)
6. **UNFINISHED BUSINESS**

MEETING INSTRUCTIONS

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.
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 July 12, 2006. For additional information, please visit www.slcgov.com/ced/planning