

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, March 22, 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, March 8, 2006.**
- 2. REPORT OF THE CHAIR AND VICE CHAIR**
- 3. REPORT OF THE DIRECTOR**
- 4. PUBLIC NOTICE AGENDA Salt Lake City Property Conveyance Matters**

Projects within Salt Lake City:

- a) Salt Lake City Property Management and New Cingular Wireless PCS, LLC—Cingular Wireless is requesting that Property Management approve a site lease agreement to allow a portion of the City-owned street right-of-way to be used to install underground power and signal cables connecting a utility pole-mounted cellular telephone antenna installation within the public way to a remote site equipment shelter to be constructed in the rear yard area on an neighboring property at approximately 1314 South 1100 East Street. The property is located within Salt Lake City and the adjacent properties are zoned Neighborhood Commercial (CN) and Residential/Business (RB). Property Management staff intends to approve the site lease request.
- b) Salt Lake City Public Utilities Department and Freeport West Development—Freeport West is requesting that Public Utilities approve a new standard use permit to allow the re-routing of the Ridgeland Irrigation Canal (not City owned) to cross the City owned easement for the Lee Drain (storm water drain) at a new location located at approximately 4898 West California Avenue. Adjacent property is zoned Light Industrial (M-1). The Public Utilities staff intends to approve the standard use permit as requested.

Projects outside of Salt Lake City:

- c) Salt Lake Public Utilities Division and UTOPIA DBA Murray City—UTOPIA is requesting that Public Utilities issue a standard utility permit to allow installation of overhead telecommunications cables over the Salt Lake and Jordan Canal property located at approximately 700 East and I-215 within the boundaries of Midvale City. The Public Utilities staff intends to approve the utility permit request.
- d) Salt Lake City Public Utilities Division and the Utah Telecommunications Open Infrastructure Agency—Utah Telecommunications Agency is requesting that Public Utilities issue a standard utility permit to allow installation of telecommunications cables to cross Salt Lake City-owned canal property, at approximately 930 East South Union Avenue, in Midvale City. The Public Utilities staff intends to approve the utility permit request.
- e) Salt Lake City Public Utilities Department and Mr. Alonzo A. Hinckley—Mr. Hinckley is requesting that Public Utilities issue a standard use permit to allow him to continue gardening and maintaining landscaping on a small portion of Public Utilities owned property adjacent to the rear of 4471 Camille Drive in Holladay City. The Public Utilities staff intends to approve the standard use permit request.
- f) Salt Lake City Public Utilities Department and Donna and Graham Doxey—The Doxeyes are requesting that Public Utilities vacate an existing right-of-way for the Big Cottonwood Conduit which impacts the rear of their property located at 6320 South Canyon Cove Drive in un-incorporated Salt Lake County. The conduit right-of-way is no longer needed because the conduit was relocated during the 1980s into Wasatch Drive. The Public

Utilities staff intends to vacate the right-of-way in favor of the Doxeys, subject to compensation at fair market value, as requested.

- g) Salt Lake Public Utilities Department and Norine Kautzman and Doug Burnett—Ms. Kautzman and Mr. Burnett are requesting that Public Utilities approve a renewal permit to a previously granted standard use permit, which grants access rights over a Public Utilities owned access road right-of-way, to benefit the property located at approximately 6456 South Crest Mount Drive, in un-incorporated Salt Lake County. The Public Utilities staff intends to approve the access renewal permit request.
- h) Salt Lake City Public Utilities Department and Mr. Marv Thomas—Mr. Thomas is requesting that Public Utilities approve a bridge, utility and access permit in favor of the purchasers of her property, located at approximately 2825 North Rose Park Lane, at an existing bridge crossing which was constructed by Salt Lake County over the City Drain (storm water drain) canal, in un-incorporated Salt Lake County. The existing bridge structure provides access to the property owned by Mr. Thomas. The Public Utilities staff intends to approve the bridge, utility and access permit as requested.

5. PUBLIC HEARINGS

- a) **Petition 400-06-01** — A request by the Salt Lake City Planning Commission to amend provisions of the zoning ordinance to allow tandem parking. This petition would allow for limited parking, one (1) space, in a tandem configuration in the front and corner side yards for new and existing single-family residential development and said space can be included in the required parking calculation for the proposed residential use. (Staff – Lex Traughber at 535-6184 or lex.traughber@slcgov.com).
- b) **Petition No. 400-06-03** — A legislative action item initiated by the City Council requesting revisions to the Zoning Ordinance relating to registered home daycare and preschools. Two actions were requested by the City Council; to change the current child home care group size limitation of six (6) to eight (8) children; to correspond with State Licensing standards. The second request is to require an annual business license for this type of home occupation. (Staff – Janice Lew at 535-7625 or janice.lew@slcgov.com).
- c) **Petition 410-770** — A request initiated by Jeffrey Keller for conditional use approval to operate a used car sales lot at 853 South State Street #3 in a Downtown Support (D-2) zoning district. (Staff – Janice Lew at 535-7625 or janice.lew@slcgov.com).
- d) **Petition 400-05-02** — A request initiated by the Salt Lake City Council to amend provisions of Chapter 21A.46 of the Salt Lake City Zoning Ordinance regarding portable signs which are often referred to as “A-frame” signs. The proposed amendments would limit the distance that portable signs could be located from an advertising business. (Staff – Joel Paterson at 535-6141 or joel.paterson@slcgov.com).

6. UNFINISHED BUSINESS

The next scheduled Planning Commission meeting will be April 12, 2006. This information can be accessed at www.slcgov.com/CED/planning.

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 Planning at (801) 535-7757 or TDD (801) 535-6021.