

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, May 24, 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 10, 2006.

2. REPORT OF THE CHAIR AND VICE CHAIR

3. REPORT OF THE DIRECTOR

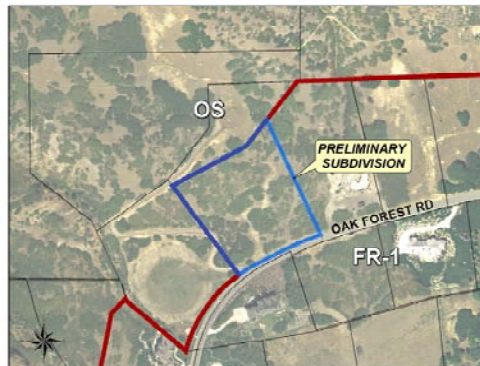
Downtown Master Plan Update
Interstate 80 Project Presentation – Utah Department of Transportation

4. PUBLIC NOTICE AGENDA Salt Lake City Property Conveyance Matters (Staff – Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com or John Spencer at 535-6398 or john.spencer@slcgov.com)

- a. Luna's Italian Ice and Salt Lake City Property Management—Luna's is requesting Property Management approve a lease agreement to allow an encroachment on the public street right-of-way to allow outdoor dining in the parking strip in front of the business located at 2126 Highland Drive, in the Sugar House Central Business District (CSHCBD-1) Zoning District. Property Management Staff intends to approve the requested lease.
- b. Johnny's on Second and Salt Lake City Property Management—Johnny's is requesting Property Management approve a lease agreement to allow an eight-foot encroachment on the public street right-of-way to allow outdoor dining including fencing and an awning, in front of the business located at 165 East 200 South Street, in the Downtown Business (D-1) Zoning District. Property Management Staff intends to approve the requested lease.
- c. Broadway Park, LLC and Salt Lake City Property Management—Broadway is requesting Property Management approve a lease agreement to allow the encroachment into the public street right-of-way to allow surface and sub-surface physical improvements as design and site improvements for the proposed Broadway Park Condominium mixed-use development, adjacent to the property located at 350 West Broadway Street (300 South), in the Downtown Business (D-3) Zoning District. Property Management Staff intends to approve the requested lease.
- d. Cannella's Restaurant and Salt Lake City Property Management—Cannella's is requesting Property Management approve a lease agreement to allow the encroachment into the public street right-of-way to allow outdoor dining to occur on a new patio and with a new fence enclosure to be located in the parking strip area between the curb and the sidewalk adjacent to the existing restaurant business located at 204 East 500 South in the Downtown Business (D-3) Zoning District. Property Management Staff intends to approve the requested lease.

5. PUBLIC HEARINGS

- a. **Petition No. 490-06-21** — An *Issues Only Hearing* request from Chris Robinson/Arimo Corporation for a proposed Preliminary Subdivision plat for a one lot subdivision located at 299 E. Oak Forest Rd. in a Foothills Residential (FR-1) Zoning District. (Staff – Clark Labrum at 535-7758 or clark.labrum@slcgov.com)



- b. **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 (GMU) Zoning District. All new construction is a Planned Development in the GMU 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)

- c. **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)
- d. **Petition 410-06-11** — A request by Maggie Hoff for Conditional Use for a restaurant in a former church, located at 1433 South 1100 East in a Residential Business (RB) Zoning District. The proposed restaurant may also require shared/off-site parking with the adjacent business. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com)

6. UNFINISHED BUSINESS

The next scheduled Planning Commission meeting will be June 14, 2006. This information can be accessed at www.slcgov.com/CED/planning.

PLEASE TURN OFF ALL CELL PHONES AND PAGERS BEFORE THE MEETING BEGINS

- 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.