SECOND 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 13, 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 23, 2007
- 2. REPORT OF THE CHAIR AND VICE CHAIR
- 3. REPORT OF THE DIRECTOR

4. PUBLIC HEARING

- a. Petition 410-07-12— a request by Mark and Kathie Miller at approximately 3145 E. Carrigan Canyon Drive for conditional use approval to place an accessory structure on an accessory lot. The applicant is proposing a gazebo on an adjacent landscaped parcel. The subject property is in the FR-1/43,560 (Foothills Estate Residential) Zoning District (Staff— Nick Britton at 535-7932 or <u>nick.britton@slcgov.com</u>).
- b. Petitions 480-07-07, 480-07-08, and 480-07-09— a request by MLRE, LLC to convert three existing apartment buildings generally found at 800 East 300 South into condominiums. The approximate addresses are as follows: 319 South 800 East, 310 South 800 East, 320 South 800 East, 804 East 300 South, 808 East 300 South, and 818 East 300 South. The proposed conversion would take place in three phases. The properties are zoned RMF-35 (Moderate Density Multi-Family Residential) Zoning District. These petitions were forwarded to the Planning Commission by the administrative hearing officer (Staff—Nick Britton at 535-7932 or nick.britton@slcqov.com).
- c. Petition 410-07-08—a request by Scott Dee (agent for the developer) for Planned Development/Conditional Use approval for more than one principal building on the property located at approximately 250 West 600 South. The building on the west portion of the subject property is to be a Starbucks Coffee store (1,800 square feet) with drive-through facilities. The other proposed building (7,000 square feet) on the east portion of the property is to be used for commercial purposes (Staff—Lex Traughber 801-535-6184 or lex.traughber@slcgov.com).
- d. Petitions 400-07-06 and 400-07-07—a request by Elizabeth Trujillo and Jeanette Trujillo to amend the West Salt Lake Community Master Plan and Zoning Map for properties located at approximately 376 South 900 West, 366 South, 900 West, 364 South 900 West, 362 South 900 West, and 360 South 900 West. The Master Plan Amendment proposes changing the future land use map from low density residential to medium density mixed use for the subject properties. The Zoning Map Amendment proposes rezoning the subject properties from RMF-35 Moderate Density Multi-Family Residential District to RMU-45 Residential/Mixed Use District. (Staff—Michael Maloy at 535-7118 or michael.maloy@slcgov.com).
- e. Petitions 410-07-10—a request by Steven Lowe to construct a 378 square foot accessory structure on an accessory lot located at approximately 324 A Street. The property is zoned SR-1A Special Development Pattern Residential District. (Staff—Michael Maloy at 535-7118 or michael.maloy@slcgov.com).
- f. Petition 410-07-11—a request by Michael Druce for Planned Development/Conditional Use approval to extend a reduced width right-of-way for a proposed two lot residential subdivision located at approximately 1492 South 900 West and 1487 South 1000 West. (Staff—Michael Maloy at 535-7118 or michael.maloy@slcgov.com).

5. ISSUES ONLY

a. Petition 410-07-04 – a request by Trolley Square Associates, LLC, for a planned development at Trolley Square located at approximately 602 E. 500 South, in the Central City Historic District. The property is located in the CS Community Shopping District Zone. The proposed planned development includes adding multiple new buildings totaling approximately 90,000 square feet of commercial space (Staff – Nick Norris at 535-6173 or nick.norris@slcqov.com).

Visit the Planning and Zoning Enforcement Division's website at <u>www.slcgov.com/CED/planning.com</u> for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

MEETING GUIDELINES

- 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 swill 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 two (2) 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.
- 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 will 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 535-6220.

On Wednesday, May 30, 2007, I personally posted copies of the foregoing notice within the City and County Building at 451 South State Street at the following locations: Planning Division, Room 406; City Council Bulletin Board, Room 315; and Community Affairs, Room 345. A copy of the agenda has also been faxed/e-mailed to all Salt Lake City Public Libraries for posting and to the Salt Lake Tribune and Deseret News.

STATE OF UTAH) Tami Hansen :SS COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN to before me this day May 30, 2007

NOTARY PUBLIC residing in Salt Lake County, Utah