

**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, November 28, 2007 at 5:45 p.m.**

*The field trip is scheduled to leave at 4:00 p.m.* Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. This portion of the meeting is open to the public for observation.

**APPROVAL OF MINUTES FROM WEDNESDAY, November 14, 2007**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

1. **Downtown Master Plan update**—(Staff—Doug Dansie at 535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)).

**UNFINISHED BUSINESS**

2. **Petition 400-07-19, Amend Conditional Use Regulations (Previous Planning Commission public hearing held on November 14, 2007)** — a request by the Salt Lake City Council to amend sections of the Salt Lake City Zoning Ordinance relating to Conditional Uses in general and specifically focusing on the Table of Permitted and Conditional Uses, the criteria by which Conditional Uses are reviewed and approved, and the powers and duties of the Planning Commission relating to Conditional Uses. On July 17, 2007, the City Council passed Ordinance Number 49 of 2007 which placed a moratorium on all Conditional Uses in residentially zoned districts and those abutting residentially zoned areas throughout the City and this petition is in response to that moratorium (Staff—Nole Walkingshaw at 535-7128 or [nole.walkingshaw@slcgov.com](mailto:nole.walkingshaw@slcgov.com)).
3. **Petition 400-05-16, Building and Site Design Review (Previous Planning Commission public hearing held on November 14, 2007)** —a request by the Salt Lake City Planning Commission, requesting amendments to the zoning ordinance relating to Conditional Building and Site Design Review. In 2005, the City Council Adopted the Conditional Building and Site Design Review Process as part of the Walkable Communities Ordinance. The proposed text amendment will allow for a review of design related requests, which have been previously approved through the Conditional Use process to be reviewed through the Building and Site Design Review Process. Items that are proposed to be reviewed through the Building and Site Design Review Process, rather than the Conditional Use process, include: additional building height, building façade materials, minimum building setbacks and first floor glass requirements. (Staff—Nole Walkingshaw at 535-7128 or [nole.walkingshaw@slcgov.com](mailto:nole.walkingshaw@slcgov.com)).
4. **Petition 400-07-18, Riparian Corridor Overlay District continuation (Previous Planning Commission public hearing held on November 14, 2007)** — on July 17, 2007 the City Council enacted a moratorium and Temporary Land Use Regulations for Non-Ephemeral above Ground Streambed Corridors. The purpose, as stated in this draft zoning regulation, is to minimize erosion, stabilize stream banks, protect water quality, preserve fish and wildlife habitats, as well as preserve aesthetic values of natural watercourses and wetland areas. Planning Staff has created the new draft Riparian Corridor Overlay District to address protection for the streams east of I-215, which will include the Jordan River. Also proposed are minor revisions to the existing Lowland Conservancy Overlay District to remove the Jordan River and focus on streams west of I-215 and the surplus canal (Staff—Marilynn Lewis at 535-6409 or [marilynn.lewis@slcgov.com](mailto:marilynn.lewis@slcgov.com)).

## ISSUES ONLY PUBLIC HEARING

5. **Petition No. 400-07-27, “Formula Based” Business Ordinance Zone Text and Map Amendment (Previous Planning Commission public hearing held on November 14,** [REDACTED] y Anderson has initiated a petition to analyze the provisions of the Salt Lake City Zoning Ordinance prohibiting “Formula Based” or chain businesses in specific neighborhood business districts (Staff—Kevin LoPiccolo at (801) 535-6003 or [kevin.lopiccolo@slcgov.com](mailto:kevin.lopiccolo@slcgov.com)).

## PUBLIC HEARING

6. **Petition 410-07-26, for Qwest Corporation, Foothill Place Apartment Utility Cabinet conditional use**—a request by Michael Johnson, representing Qwest, for a conditional use for utility installation of a power pedestal adjacent to existing telecommunication cabinets within a private easement located at the northwest corner of the Foothill Place Apartments at approximately 2200 East Foothill Drive. The property is located in an RMF-35 Zoning District (Moderate Density Multi Family) in Council District Seven (Staff—Kevin LoPiccolo at 535-6003 or [kevin.lopiccolo@slcgov.com](mailto:kevin.lopiccolo@slcgov.com)).
7. **Petition 410-06-07. Devine Conditional Use for an Office Use in a Landmark Site**—a request by [REDACTED] ately 1177 East South Temple Street for an exterior [REDACTED] e approval to establish an office use in the Armstrong [REDACTED] ndmark Site in a SR-1A Zoning District in Council District Three (Staff—Janice Lew at 535-7625 or [janice.lew@slcgov.com](mailto:janice.lew@slcgov.com)).
8. **Petition 480-07-28, Deville Cliff Condominiums**—a request by Drew Neidert, requesting preliminary approval for a 14 unit residential condominium conversion located at approximately 633 East 4<sup>th</sup> Avenue in an SR-1A (Special Development Pattern Residential) Zoning District in Council District Three (Staff—Ana Valdemoros at 535-7236 or [ana.valdemoros@slcgov.com](mailto:ana.valdemoros@slcgov.com)).
9. **Petition 490-07-34, Hemingway, Stanley Subdivision Amendment**—a request by Mr. and Mrs. Stanley represented by Gary Evershed of Lowell Construction Company for a subdivision amendment to combine two lots into one at approximately 607 North Capitol Park Avenue. The proposed amendment is in the FR-3 (Foothills Residential) Zoning District in Council District Three (Staff—Ana Valdemoros at 535-7236 or [ana.valdemoros@slcgov.com](mailto:ana.valdemoros@slcgov.com)).
10. **Petition 410-07-37, for Rocky Mountain Power Utility Boxes-Marmalade conditional use**—a request for approval for a Conditional Use, to install above ground electric utility boxes that exceed height and volume limits at the northeast corner of 500 N 300 W, and both the southeast corner and southwest corner of 600 N 300 W. The site is located within the public way. The project purpose is to convert the overhead power distribution lines to underground lines and provide service to the new Marmalade mixed-use project. Public/private utility structures in residential zoning districts require conditional use review and approval by the Planning Commission. The project is in the RMU-45 (Residential-Mixed Use) Zoning District, in Council District Three (Staff—Casey Stewart at 535-6260 or [Casey.stewart@slcgov.com](mailto:Casey.stewart@slcgov.com)).

*Visit the Planning and Zoning Enforcement Division’s website at [www.slcgov.com/CED/planning](http://www.slcgov.com/CED/planning) 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.
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 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, November 28, 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.

Signed: \_\_\_\_\_  
*Tami Hansen*

STATE OF UTAH )

:SS

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN to before me this day November 28, 2007

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NOTARY PUBLIC residing in Salt Lake County, Utah

