

NOTE: Field trip scheduled to leave at 4:00 p.m.

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, October 10, 2007 at 5:45 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.

1. **APPROVAL OF MINUTES FROM WEDNESDAY, SEPTEMBER 26, 2007**
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**

- a. **Petitions 410-761 and 490-06-04, Bouck Village Planned Development**--a request by Monte Yedlin for a time extension for the approval of the Bouck Village Planned Development located at approximately 1566 West 500 North in a Single Family Residential (R-1-5,000) Zoning District. The expiration date of the approval for the planned development was on May 20, 2007. The applicant recently purchased the property and is requesting that the approval date be extended until May 10, 2008 to allow time to record the final plat. The applicant is also asking that the side yard of lot 4 be decreased from 20 feet to 15 feet to be consistent with lots 1 through 3 (Staff—Ray McCandless at 535-7282 or ray.mccandless@slcgov.com).

4. **PUBLIC HEARING**

- a. **Petitions 410-06-29 & 490-07-09, Capitol View Planned Development and Preliminary Subdivision**—a request for clarification regarding the approval that the Planning Commission granted for this project on June 27, 2007, concerning the proposed average lot size and overall project density (Staff—Lex Traughber (801)535-6184 or lex.traughber@slcgov.com).
- b. **Petition 410-07-20, Rocky Mountain Power-Donner Way**—a request for approval for a Conditional Use, to install above ground utility vaults (which will replace existing below ground vaults) at approximate locations near 900 S, 910 S, 913 S, 925 S, and 939 S. Donner Way, 895 S. Donner Circle; 3075 E. and 3125 E. Kennedy Drive. The project is in the RMF-45 (Moderate/High Density Multi-Family Residential) Zoning District, in Council District Six (Staff—Marilynn Lewis at 535-6409 or marilynn.lewis@slcgov.com).
- c. **Petition 400-07-19, Conditional Use**— 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 for which Conditional Uses are reviewed and approved and the powers and duties of the Planning Commission are relating to conditional uses. This is an Issues Only hearing Public comment will be taken at this hearing; however no final decision will be rendered at this meeting by the Planning Commission as a result of the discussion and public comment. A Planning Commission will schedule a meeting in the future to make a final decision. (On July 17, 2007, the City Council past 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. This petition is in response to the moratorium (Staff—Nole Walkingshaw at 535-7128 or nole.walkingshaw@slcgov.com).
- d. **Petition 400-05-16, Building and Site Design Review**—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. This is an Issues Only hearing to consider and discuss the proposed text amendment. Public comment will be taken at this hearing; however no final decision will be rendered by the Planning Commission at this meeting The Planning Commission will schedule a meeting in the future to make a final decision (Staff—Nole Walkingshaw at 535-7128 or nole.walkingshaw@slcgov.com).

Visit the Planning and Zoning Enforcement Division's website at www.slcgov.com/CED/planning.com 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.

