## 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@slcqov.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 <a href="mailto:lex.traughber@slcqov.com">lex.traughber@slcqov.com</a>).
- 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 <a href="www.slcgov.com/CED/planning.com">www.slcgov.com/CED/planning.com</a> 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 PO Box 145480

- Salt Lake City UT 84111
  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.
- 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.
- 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 Tuesday, August 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			
STATE OF UTAH	)	:SS	g		Tam	ni Hansen
COUNTY OF SALT LAKE	)	.33				
SUBSCRIBED AND SWOR	N to bef	ore me this	day August 28, 2	2007		
NOTARY PUBLIC residing i	in Salt La	ake County,	Utah			