

**AGENDA FOR THE  
SALT LAKE CITY PLANNING COMMISSION MEETING  
In Room 326 of the City & County Building at 451 South State Street  
Wednesday, March 12, 2008 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. **Work/Training Session**—Progressive Review of the City’s Zoning Districts—Commercial Districts. The Planning Commission may also discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation.

**APPROVAL OF MINUTES FROM WEDNESDAY, February 27, 2008**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**PUBLIC HEARING**

1. **Rehear Petition 480-08-01, Urbana on 11<sup>th</sup> Condominium Preliminary Plat**—request by Gardiner Properties, LLC, represented by John Gardiner, for **preliminary condominium plat** approval for a proposed residential condominium project that involves construction of a new building for residential condominium units and a detached accessory garage, located at approximately 1988 South 1100 East in the CSHBD2 Sugar House Business District Number 2 Zoning District. Only the preliminary condominium plat application, which involves building ownership, is being reheard due to inadequate public notice of the prior hearing held on February 13, 2008. The related building and site design application was properly noticed and is not being reheard. The proposed development is located in City Council District Seven (Staff—Casey Stewart at 535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)).
  
2. **Petition 400-07-37 and Petition 400-07-38, Metaview Condominiums, Land Use Master Plan and Zoning Map Amendment**—a request by Capitol Hill Investments Partners for a **master plan amendment** and **rezoning** of a vacated commercial property located at approximately 477 North 300 West. The applicant requests amendment of the Capitol Hill Community Master Plan’s Future Land Use Map from Commercial to Residential Mixed Use and to rezone the property from Community Business (CB) to Residential Mixed-Use (RMU-45), zoning classification. These actions would accommodate a proposed 22 unit residential development with opportunity for residential/office spaces. The property is located in City Council District three (Staff—Everett Joyce at 535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@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 end of business the Friday prior to the meeting, and minutes will be posted end of business 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. **Written Comments submitted after noon, the day prior to the meeting or submitted at the meeting, will be made a part of the public record and given to the Commission members at the beginning of the meeting, but will not be read into the record at the meeting.**
5. Speakers will be called by the Chair.
6. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
7. 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.
8. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
9. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
10. 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.
11. 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, February 26, 2008, 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                    )  
  ):SS  
COUNTY OF SALT LAKE    )

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

*SUBSCRIBED AND SWORN to before me this day February 26, 2008*

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NOTARY PUBLIC residing in Salt Lake County, Utah