

**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, March 26, 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** The Planning Commission may also discuss project updates, the Downtown and Gateway Zones, and other minor administrative matters. This portion of the meeting is open to the public for observation.

**APPROVAL OF MINUTES FROM WEDNESDAY, March 12, 2008**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**ISSUES ONLY**

1. **A discussion by the University of Utah** concerning the University of Utah's Project Universe, a ~~mixed use development proposed to be located in the existing parking lot immediately west of the Rice Eccles Stadium on the University of Utah campus.~~ Public comment concerning the proposed development, however, the Planning Commission's role in this process is advisory (Staff—Nick Norris at 535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)).  
**Postponed**

**PUBLIC HEARING**

2. **Petitions 410-07-45 and 490-08-07, Merrimac Flats Planned Development and Preliminary Minor Subdivision** - a request by Nathan Anderson, from City & Resort for a preliminary **planned development and subdivision** approval in order to modify various zoning and subdivision regulations. The applicants are requesting a five unit single family attached subdivision in an RMF-35 Zoning District. The proposed development is located at approximately 1440 South Richards Street (1419 South Richards and 38 West Merrimac) in City Council District Five (Staff—Doug Dansie at 535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)).
3. **Petitions 410-07-25 and 490-07-44 North Port Commerce Center Planned Development and Subdivision**—a request by Sam Gustafson, Vice President of Capitol Industries Inc. requesting planned development approval of a 28.62 acre business park planned development located at approximately 1810 North 2200 West. The applicant requests a **conditional use planned development** to develop the business park in order to modify various zoning and subdivision regulations. The applicant also requests **preliminary approval of a three lot subdivision**. The Salt Lake City Planning Commission has the final authority to approve the proposed planned development and subdivision in the BP Business Park District and is located in City Council District One (Staff—Michael Maloy at 535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com)).
4. **Petitions 410-07-40 and 480-08-04, Central Park Condominiums Conditional Use and Preliminary Condominium**—a request by Structure Building Company / Lloyd Platt Architects for approval of a **conditional use for extra building height and preliminary condominium approval** of an 81 unit residential condominium located at approximately 1357 to 1381 South Main Street. The property is located in the Corridor Commercial (CC) Zoning District and is in the South State Street Corridor (SSSC) Overlay District. The CC Zoning district height limit is 30 feet, but allows for additional building height up to 45 feet to accommodate an additional floor if approved by the Planning Commission as a conditional use. The proposed development is located in City Council District Five. (Staff—Ray McCandless at 535-7282 or [ray.mccandless@slcgov.com](mailto:ray.mccandless@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, March 25, 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.

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

STATE OF UTAH            )  
  :SS  
COUNTY OF SALT LAKE )

*SUBSCRIBED AND SWORN to before me this day March 25, 2008*

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NOTARY PUBLIC residing in Salt Lake County, Utah

