

## 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 19, 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. This portion of the meeting is open to the public for observation.

Approval of Minutes from Wednesday, November 12, 2008.

Report of the Chair and Vice Chair

Report of the Director

1. A request for extension of an amendment of the sunset provision of Ordinance 74 of 2006, which enacted an expedited approval process for temporary construction-related activities in a portion of the Downtown area, granting authority to City Administrative staff to modify certain City regulations for construction activities.

Public Hearing

2. Continued from November 12, 2008; Amendment to Petition 410-329 pursuant to Petition 400-04-25—a request by the Boyer Company to create a sign package for an open air mall (Gateway). The proposed action is an amendment to the planned development approval of the Gateway mixed-use complex to adopt a sign package for the open-air mall portion of the development. The Gateway is generally located at between 400 and 500 West from North Temple to 200 South. Petition 400-04-25, which was approved by the Planning Commission and City Council, allows open air malls to create their own internal signage package when included as part of a planned development. The Boyer Company is requesting an amendment to the original planned development approval (410-329) to include a signage package. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Doug Dansie at 535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)).

3. 984 East 900 South, Master Plan and Zoning Map Amendment—a request by Robert Arrington representing the property owner for a master plan and zoning map amendment for the property located at approximately 984 East 900 South. The purpose of the request is to convert the existing two-family dwelling to a mixed-use with an office on the ground floor and a dwelling unit on the second floor. The property is located in City Council District Five, represented by Jill Remington-Love (Staff Contact: Wayne Mills at 535-7282 or [wayne.mills@slcgov.com](mailto:wayne.mills@slcgov.com)).

- Postponed**
- a. Petition 400-08-10, Zoning Map Amendment—a request to amend the Central Community Future Density Residential Mixed Use” and to amend the East Central Community Small Area Master Plan to include the property in the “Support District”.
  - b. Petition 400-08-11, Zoning Map Amendment—a request to amend the Salt Lake City Zoning Map for the subject property (parcels 16-08-183-012) from RMF-35 (Moderate Density Multi-Family Residential District) to CN (Neighborhood Commercial District).

4. **Pierpont Lofts**—a request by Dan Howells, for a conditional use/planned development approval and preliminary subdivision approval to build a residential planned development. The project consists of twelve single-family attached dwelling units on approximately 0.86 acres. The project is located at approximately 929 West Pierpont Ave in an RMF-30 Low Density Multi-family Residential zoning district. The property is located in City Council District Two, represented by Van Turner (Staff Contact: Nick Norris at 535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)).

- a. **Petition PLNSUB2008-00343 Conditional Use for Planned Development**—a request by the applicant for approval to construct twelve attached single-family dwelling units without the required frontage on a public street and a modification to the rear yard setback and buffer requirements.
- b. **Petition PLNSUB2008-00345 Preliminary Subdivision**—a request by the applicant for preliminary approval for a twelve lot residential and common area subdivision.

Visit the Planning 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 Friday, November 14, 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:* \_\_\_\_\_

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

*Tami Hansen*

*SUBSCRIBED AND SWORN to before me this day November 14, 2008*

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*NOTARY PUBLIC residing in Salt Lake County, Utah*