

**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, September 24, 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 Session**—the Planning Commission may discuss the Accela project tracking program, project updates and other minor administrative matters. This portion of the meeting is open to the public for observation

APPROVAL OF MINUTES FROM WEDNESDAY, August 13, 2008.

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

BRIEFING

- 1. Conditional Use Project- Issues for Further Study**—The Planning Staff will review and discuss with the Planning Commission the proposed responses to issues that were raised during the City Council's recent review of conditional use regulations. The City Council requested further study of issues that were not addressed prior to the July 22, 2008 adoption of amendments to the Zoning Ordinance relating to conditional and permitted uses. The Planning Staff is requesting comment and direction from the Planning Commission prior to submitting the responses to the City Council for its review.

PUBLIC HEARING

- 2. Petition 400-08-02, Driggs Avenue Street Closure at 1300 East**—the Utah Department of Transportation (UDOT) is requesting to close a portion of Driggs Avenue (approximately 2370 South and just west of 1300 East). It is proposed that Driggs Avenue will terminate in a cul-de-sac at this location. The purpose of the street closure is to accommodate the reconfiguration of the east bound I-80 off ramp at approximately 1300 East. The subject closure is located in City Council District 7 represented by Søren Simonsen (Staff contact: Lex Traughber at 535-6184 or lex.traughber@slcgov.com).

- 3. Crestview Holdings Master Plan and Zoning Map Amendment**—a request by Juston Puchar, with Crestview Holdings, for a master plan and zoning map amendment for property located between approximately 356 to 358 North Redwood Road. The proposed master plan and zoning map amendment would accommodate a eight (8) unit multi-family residential development. The property is located in City Council District One represented by Christensen (Staff contact: Michael Maloy at 535-7118 or michael.maloy@slcgov.com).

Postponed

- a. Petition 400-08-10 Master Plan Amendment**—the applicant is requesting an amendment of the Northwest Community Land Use Plan map for the property from Parks/Open Space to Medium Density Residential.
- b. Petition 400-08-09 Zoning Map Amendment**—the applicant is requesting amendment of the Salt Lake City Zoning Map for the property from R-1/5000 Single Family Residential to RMF-35 Moderate Density Multi-Family.

- 4. West Temple Senior Housing Master Plan Map Amendment, Zoning Map Amendment, and Planned Development**—a request by Bill Nighswonger, Executive Director of the Housing Authority of Salt Lake City, for a master plan amendment, zoning map amendment, and planned development for property located at approximately 1812 South West Temple Street. The proposed master plan amendment, zoning map amendment, and planned development petition would accommodate a proposed 95 unit senior-housing residential development. The property is located in City Council District Five represented by Jill Remington-Love (Staff contact: Michael Maloy at 535-7118 or michael.maloy@slcgov.com).

- a. Petition 400-08-20 Master Plan Amendment**—the applicant is requesting approval to amend the Central Community Future Land Use map for the property from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre).
- b. Petition 400-08-21 Zoning Map Amendment**—the applicants are requesting approval to change the zoning of the property from CB Community Business to RMU-45 Residential Mixed Use.
- c. Petition 410-08-51 Planned Development**—the applicant is requesting approval of a planned development containing 105 units for senior housing on the property. The proposal includes renovation and reuse of an existing single-family dwelling as an “amenity” for the project.

- 5. Petition 400-08-18, a legislative action initiated by the Salt Lake City Council**—a request by the City Council for the preparation of an ordinance that would restrict the distance between businesses in Salt Lake City that provide “payday-loan check cashing services,” and consider expanding the ordinance to cover the ratio of businesses to the number of people served, and where those businesses should be allowed (Staff contact: Everett Joyce at 535-7930 or everett.joyce@slcgov.com).

Visit the Planning and Zoning Enforcement Division's website at 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 will 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 with 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, September 23, 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 September 23, 2008

NOTARY PUBLIC residing in Salt Lake County, Utah