

**SECOND AMENDED AGENDA
FOR THE SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 315 of the City & County Building at 451 South State Street
Wednesday, April 22, 2009 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 project updates and other minor administrative matters. This portion of the meeting is open to the public for observation.

Approval of Minutes from Wednesday, April 8, 2009

Report of the Chair and Vice Chair

Report of the Director

Public Hearings

1. **Rocky Mountain Power Northeast Substation at 144 South 1100 East**—a request by Rocky Mountain Power, for a conditional use planned development and preliminary subdivision approval to reconstruct and expand electric power capacity to the existing Northeast Substation. The project is located in an RMF-30 Low Density Multi-family Residential zoning district.
 - a. **PLNSUB2008-00464 Conditional Use Planned Development**—a request by the applicant for modifications to the front yard, and rear yard setback and buffer requirements, grade changes and fence and wall height.
 - b. **PLNSUB2008-00814 Preliminary Subdivision**—a request by the applicant for preliminary approval to combine three lots into one lot for the existing substation.

The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Everett Joyce at 801-535-7930 or everett.joyce@slcgov.com).

2. **PLNPCM2009-00398 Rescue Mission of Salt Lake Zoning Text Amendment**—a petition submitted by the Rescue Mission of Salt Lake City, to amend the definition of a “homeless shelter” as listed in Zoning Ordinance section 21A.28.040 Table of Permitted and Conditional Uses for Manufacturing Districts. **POSTPONED** The purpose of the zoning text amendment is to facilitate the relocation of the Rescue Mission of Salt Lake facility to property located at 2945 West 900 South. The property is zoned M-1 Light Manufacturing and is located in City Council District two represented by Van Turner (Staff contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com).
3. **PLNPCM2008-00149 Reese Enterprises Master Plan Amendment**—a petition submitted by Reese Enterprises, represented by David Weston, to amend the Future Land Use Map of the Central Community Master Plan. The Future Land Use Map currently designates a portion of the property located at 248 South 800 East and all of the property located at 254 South 800 East as Medium Density Residential (15-30 dwelling units per acre). The proposed amendment would change the designation to Medium/High Density Residential (30-50 dwelling units per acre). The purpose of the master plan amendment is to facilitate a future zoning map amendment that would legalize dwelling units on the subject property that were constructed without City approval. The property is located in City Council District 4 represented by Luke Garrott (Staff Contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com).
4. **PLNPCM2009-00042, Salt City Plaza, LLC**—a request for a Planned Development located at approximately 154 West 600 South and 179 West 500 South. The site is presently zoned D-1 Central Business District. The petitioner is proposing to construct multiple buildings on a single site with no street frontage for all buildings. The petitioner is also requesting a conditional use for some design related issues such as height and setback (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com).
5. **PLNPCM2008-00883, Howard Johnson Zoning Map Amendment**—a request by Northwestern Hospitality Corporation and Leo Jergensen, to amend the Zoning Map to rezone three parcels located at 103 North 300 West; 121 North 300 West; and 320 West North Temple from D4 (Downtown Secondary Central Business District) to D3 (Downtown Central Business District). **POSTPONED** The property is located in City Council District three, represented by Eric Jergensen (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com).

Visit the Planning 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, hearings 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 84114

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 Wednesday, April 22, 2009 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 April 22, 2009

NOTARY PUBLIC residing in Salt Lake County, Utah