

## AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

**In Room 326 of the City & County Building at 451 South State Street**

**Wednesday, May 27, 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 will discuss the LEED process and certification, the petition initiated by the Planning Commission to develop a city-wide energy plan, the Planning Division priority matrix, and 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, May 13, 2009**

### **Report of the Chair and Vice Chair**

### **Report of the Director**

1. **2040 Plan presentation** by Val Halford of Wasatch Front Regional Council.

### **Public Hearings**

2. **Petition PLNPCM2009-00171 Citywide Historic Preservation Plan adoption**—a request by the Historic Landmark Commission to consider recommendation of the Citywide Historic Preservation Plan to the City Council. This is a city-wide project (Staff contact: Robin Zeigler at 801.535.7758 or [robin.zeigler@slcgov.com](mailto:robin.zeigler@slcgov.com)).
3. **PLNPCM2009-000191 City of the Seven Gates Conditional Use**—a request by Brylan Schultz located at approximately 2904 West 500 South for approval to have living quarters for an on-site caretaker. The property is in the M-2 (Heavy Manufacturing) zoning district at Two, represented by Van Turner (Staff contact: Nick Britton at 801.535.6107 or [nick.britton@slcgov.com](mailto:nick.britton@slcgov.com))  
**Postponed**
4. **Zoning Text Amendment; Petition PLNPCM2009-00422**—The Planning Division is reviewing a petition initiated by the Salt Lake City Planning Commission to amend the Salt Lake City Zoning Ordinance. The purpose of the petition is to allow “Public/private utility transmission wires, lines, pipes, and poles” in the Lowland Conservancy Overlay District as a Conditional Use. The Lowland Conservancy Overlay District is generally located west of the Salt Lake International Airport and north of I-80. This area is located in City Council District One, represented by Carlton Christensen (Staff contact: Nole Walkingshaw at 801.535.7128 or [nole.walkingshaw@slcgov.com](mailto:nole.walkingshaw@slcgov.com)).
5. **UNEV Pipeline Project; Petition PLNPCM2009-00423**—The Salt Lake City Planning Division is processing a request for approval of a conditional use by UNEV Pipeline to develop an underground petroleum distribution pipeline. The UNEV Pipeline Project, located at approximately 705 N Wright Brothers Drive and approximately 1070 North 5200 West. The property is zoned M-1 light manufacturing, and portions of the property are within the Lowland Conservancy Overlay District. This application is being processed in conjunction with petition PLNPCM2009-00422. This property is located in City Council District One, represented by Carlton Christensen (Staff contact: Nole Walkingshaw at 535-7128 or [nole.walkingshaw@slcgov.com](mailto:nole.walkingshaw@slcgov.com)).
6. **Our Lady of Guadalupe at 715 West 300 North**—a request by Catholic Diocese of Salt lake City, represented by John Sparano, for various approvals to accommodate a place of worship, related uses and expansion of the parking lot. The project is located in an R-1/5000 Single Family Residential Zoning District. The property is located in City Council District Two, represented by Van Turner (Staff contact: Ana Valdemoros at 801.535.7236 or [ana.valdemoros@slcgov.com](mailto:ana.valdemoros@slcgov.com)).
  - a. **PLNSUB2008-00698 Preliminary Subdivision**—a request by the applicant for preliminary approval to combine four lots into one single lot.
  - b. **PLNSUB2008-00856 Conditional Use Planned Development**—a request by the applicant to accommodate more than one principal structure in one lot including the place of worship and the rectory.
  - c. **PLNPCM2008-00697 Conditional Use**—a request by the applicant to accommodate the existing place of worship and expand the parking lot on a lot smaller than 4 acres.

**Issues Only Public Hearing** (The Planning Commission will make no final decisions on Issues Only Public Hearing items.)

7. **Capitol Park Planned Development Phases 1-3 and The Maridien at Capitol Park Amended**—a request by the Capitol Park Planned Development Homeowner’s Association to transfer ownership of roads within the subdivision from private to public ownership. The land is located in the Foothill Residential (FR-3) zone in City Council District three, represented by Eric Jergensen (Staff contact: Ray Milliner 801.535.7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).
  - a. **PLNSUB2009-00445 Conditional Use Planned Development Amendment**—a request by the applicant to amend a planned development approved on August 10, 1995 to allow the transfer of Capitol Park Avenue, Penny Parade Drive, Redbrick Court, Charity Cove, and Caring Cove from private ownership to public.
  - b. **PLNSUB2008-00902 Subdivision Amendment**—a request by the applicant to dedicate Capitol Park Avenue, Penny Parade Drive, Redbrick Court, Charity Cove, and Caring Cove to the City.

*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, 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 Tuesday, May 19, 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 )

Tami Hansen

:SS

COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN to before me this day May 19, 2009

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NOTARY PUBLIC residing in Salt Lake County, Utah