

AMENDED

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, January 25, 2006, at 5:45 p.m.**

The Planning Commissioners and Staff will have dinner at 5:00 p.m. in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting is open to the public for observation.

1. **APPROVAL OF MINUTES** from Wednesday, January 11, 2006.
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
 - a) Initiate a petition for a text amendment to the Salt Lake City Zoning Ordinance allowing ambulance services and government facilities in the manufacturing districts.
 - b) **University of Utah Research Park Transportation Issues Working Group – Work program discussion and status update of the Transportation Issues Working Group established by the Planning Commission to address community council concerns regarding traffic and land use impacts related to the Research Park. The Planning Commission will discuss lifting a Planning Commission initiated hold on conditional use applications for excess building height in the Research Park.**
 - c) **Petition 400-05-38, by the Salt Lake City Administration requesting approval of a new ordinance to require certain Salt Lake City funded projects to be certified using the Leadership in Energy and Environmental Design (LEED) guidelines (approved December 14, 2005) –Clarification to establish that exceptions from applicability of new LEED certification requirements and determination of substantial compliance be decided by a High Performance Building Board, staffed by the Building Official or designee, to approve standards for exceptions.**
4. **PUBLIC NOTICE AGENDA** Salt Lake City Property Conveyance Matters
5. **PUBLIC HEARINGS**
 - a) **Petition 410-772 - H.M. Investments Retail Center – Conditional Use Planned Development Request.** The H.M. Investments has submitted an application for a retail development center located at **1846 South 300 West Street**, just south of Costco in the CG (General Commercial) Zoning District. Four parcels will be combined by deed to accommodate the new retail center. The existing structures would be demolished for the development of the new center. The proposed center would be comprised of six buildings containing retail shops and food services. Two of the buildings will have drive-thru lanes. Although, the proposed uses are allowed within the CG (General Commercial) Zoning District, development of multiple buildings on a single site requires Conditional Use Planned Development approval from the Planning Commission. (Staff – Marilyn Lewis at 535-6409 or marilynn.lewis@slcgov.com)
 - b) **Petition 400-05-17 –** A request by the Planning Commission to analyze the feasibility of allowing additional conditional uses to be approved by an Administrative Hearing Officer. The Planning Division has analyzed the request and proposes to amend Section 21A.54 of the Zoning Ordinance to permit Public Private Utility Buildings and Structures and non-residential conditional uses to be approved by an Administrative Hearing Officer if the requested use complies with zoning ordinance regulations and is unopposed. (Staff – Wayne Mills at 535-6173 or wayne.mills@slcgov.com)
- 6) **UNFINISHED BUSINESS**

The next scheduled Planning Commission meeting will be February 8, 2006. This information can be accessed at www.slcgov.com/CED/planning.