

**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 29, 2006, at 5:45 p.m.**

Dinner will be served to the Planning Commissioners and Staff 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, November 8, 2006.**
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
4. **PUBLIC NOTICE AGENDA**

- Sandy City and Salt Lake City Public Utilities—Sandy City is requesting that Public Utilities approve a proposed property trade with an adjacent property owner to allow for the realignment of the proposed public street extension of South Auto Mall Drive and a previously approved bridge crossing of a portion of the Jordan and Salt Lake City Canal. The utility permits and bridge crossing portions of this project were approved by the Planning Commission at the November 8, 2006 meeting. The realignment issue was identified subsequently. Public Utilities staff intends to approve the land trade as requested.
- REAL Salt Lake Stadium and Salt Lake City Public Utilities—REAL Salt Lake is requesting approval of a long term lease from Public Utilities to install and maintain a storm drainage easement in conjunction with the new soccer stadium proposed in Sandy City. The location of the Public Utilities owned property used for the Jordan and Salt Lake City Canal, which will be impacted by the proposed utility easement lease, is approximately 9400 South 174 West in Sandy, Utah. Public Utilities staff intends to approve the utility easement lease as requested.
- Dale E. Anderson and Salt Lake City Public Utilities—Mr. Anderson is requesting that he be issued a standard revocable permit to continue to maintain existing landscaping and a sprinkler system located on Public Utilities owned property at the rear of his residential property at 657 East 18th Avenue. The City owned property is part of an existing culinary drinking water reservoir site and is zoned Open Space OS. Public Utilities staff intends to approve the revocable permit as requested.
- Dave Loyens and Salt Lake City Public Utilities—Mr. Loyens is requesting approval from Public Utilities to construct two roadway bridges over and a possible relocation of a portion of the Jordan and Salt Lake City Canal located at approximately 1300 West and 14600 South in Bluffdale City. Approval would consist of long term leases for the bridge structures and possible land or easement trades for the relocation of the canal. Public Utilities staff intends to approve the leases and possible property or easement trades as requested.
- Mike Polich and SLC Public Utilities—Mr. Polich is requesting approval of a long term lease from Public Utilities to landscape and maintain the existing open space area adjacent to a proposed mixed use development at approximately 1234 S. 1100 E. (Harvard Yard). The property is zoned R-1/5,000 and will be left open for public use and access to the trail way.

5. **PUBLIC HEARINGS**

- a. **Petition 490-03-32 — Bean Subdivision (Koneta Court)** — Request by Mr. James Bean, requesting preliminary subdivision plat approval for a 2-lot residential subdivision located at approximately 518 and 524 South Koneta Court in an SR-3 Special Development Pattern Residential Zoning District. (Staff — Ray McCandless 535-7282 or ray.mccandless@slcgov.com)
- b. **Petition 410-06-36** — Harvard Yard Planned Development (Conditional Use) — Request by Mike Polich, applicant, to redevelop the property located at 1234 South 1100 East. The proposal is for a mixed-use development on the subject site consisting of a commercial retail space and six residential units. The subject parcel is zoned CN (Neighborhood Commercial District). The applicant is requesting the Planning Commission approve a modification to the side yard setback and building height (Staff—Lex Traughber 535-6184 or lex.traughber@slcgov.com).
 - a. **Petition 400-02-22** — Revision to the proposed Ordinance for said petition which relates to amending the Zoning Ordinance relating to the definition of “restaurant”, and the associated parking requirements for retail goods establishment, retail service establishments, and restaurants, as well as a re-evaluation and expansion of alternative parking solutions and an expansion of “off-site” and “shared” parking possibilities. The City Council held a briefing on September 7, 2006, and remanded the petition back to Planning Staff for the purpose of adding language to the proposed ordinance amending parking standards for properties located in the UI (Urban Institutional) and D-1 (Central Business District) Zones (Staff— Lex Traughber 535-6184 or lex.traughber@slcgov.com).
 - b. Property Reserve Inc. and the Taubman Company requesting approval for certain design elements for the City Creek Center, an approximately twenty-five acre mixed use development generally located between West Temple and 200 East, from South Temple to 100 South. The requests to be considered by the Planning Commission include:
 1. **Petition 400-06-37**— Master Plan Amendment to the Salt Lake City Downtown Master Plan (1995) and the Urban Design Element (1990) relating to view corridors and vistas along Main Street to allow the construction of a skybridge; and, to consider whether a compelling public interest exists to allow the construction of a skybridge connecting Blocks 75 and 76 (Staff— Joel Paterson at 535-6141 or joel.paterson@slcgov.com).
 2. **Petition 400-06-38**— A request for the following partial street closures on:
 - a. Main Street between South Temple and 100 South to allow the sale of air-rights over a portion of Main Street for the construction of a skybridge;
 - b. Social Hall Avenue east of State Street to allow the sale of subsurface rights under a portion of Social Hall Avenue for an extension of an underground pedestrian corridor;
 - c. South Temple between Main Street and State Street to allow the sale of subsurface rights for the construction of a median parking ramp;
 - d. 100 South between Main Street and State Street to allow the sale of subsurface rights for the enlargement of an existing median parking ramp; and
 - e. West Temple between South Temple and 100 South to allow the sale of subsurface rights for the enlargement of an existing median parking ramp. (Staff — Joel Paterson at 535-6141 or joel.paterson@slcgov.com).

Postponed:

- c. **Petition 410-777 — A request by RTTA, LLC for planned development approval for new construction within the Community Shopping (CS) Zoning District at approximately 137 N. Redwood Road. The applicant proposes to construct a retail service establishment / financial institution, a permitted use. The Planning Commission took action to deny this case on June 14, 2006. The Salt Lake City Land Use Appeals Board has remanded the case back to the Planning Commission to reconsider its motion regarding the conditions of denial. Specifically requested is to reconsider and identify that either anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated with the imposition of reasonable conditions or approve the request with or without conditions of approval. (Staff — Everett Joyce 535-7930 or everett.joyce@slcgov.com).**

6. **UNFINISHED BUSINESS**
7. **OPEN FOR COMMENTS ON CITY CREEK**

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 three (3) 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.

The next Planning Commission meeting will be held on November 29, 2006. For additional information, please visit <http://www.slcgov.com/ced/planning>.

On Tuesday, November 21, 2006, 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/mailed to all Salt Lake City Public Libraries for posting and to the Salt Lake Tribune and Deseret News.

STATE OF UTAH) *Signed: _____*
) Tami Hansen

COUNTY OF SALT LAKE) :SS
SUBSCRIBED AND SWORN to before me this, November 21, 2006.

NOTARY PUBLIC residing in Salt Lake County, Utah