

**AGENDA FOR THE  
SALT LAKE CITY PLANNING COMMISSION MEETING  
In Room 326 of the City & County Building at 451 South State Street  
Wednesday, November 8, 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, October 25, 2006.**
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
4. **PUBLIC NOTICE AGENDA**
  - a. 1500 South SLC LLC and Salt Lake City Public Utilities Department—The LLC is requesting the elimination or relocation of four existing easements of record which are controlled by SLC Public Utilities, as noted in the attachment. This is a large industrial site with existing buildings and site improvements located at between 1500 South and 1700 South on Swaner Road in the Industrial M-1 Zoning District. Public Utilities staff intends to approve the easement adjustment/eliminations as requested.
  - b. Four Square Properties and Salt Lake City Public Utilities Department—Four Square is requesting a property trade with SLC Public Utilities to make adjustments between the two properties located at approximately 487 East Vine Street in Murray City, Utah. SLC Public Utilities owned property is used by lease agreement as part of the Mick Riley Golf Course. Public Utilities staff intends to approve the requested property trade as proposed.
  - c. Sandy City and Salt Lake City Public Utilities—Sandy City is requesting that Public Utilities grant standard utility permits to allow various utility, bridging, and the installation of a new public street crossing of the Jordan and Salt Lake City Canal at approximately 11200 South Auto Mall Drive. Public Utilities staff intends to approve the request.
  - d. Utah Transit Authority and Salt Lake City Property Management—UTA is requesting various encroachments into the City owned right of way for 600 West Street at approximately 300 South 600 West and 617 West 600 South in Salt Lake City. These encroachments consists of certain existing improvements at the Intermodal Transit Hub facility, involving building canopies and other surface improvements, constructed as part of the Intermodal Hub facility and the temporary Amtrak station. The granting of these encroachments is a necessary addendum to the transfer agreement for the Intermodal Hub facilities to UTA for long term operations, which was previously approved by the City Council. Salt Lake City Property Conveyance Matters (Staff Doug Wheelwright at 535-6171; [doug.wheelwright@slcgov.com](mailto:doug.wheelwright@slcgov.com) or Karryn Greenleaf at 483-6769; [karryn.greenleaf@slcgov.com](mailto:karryn.greenleaf@slcgov.com) or Matt Williams at 535-6447; [matt.williams@slcgov.com](mailto:matt.williams@slcgov.com)).
5. **PUBLIC HEARINGS**
  - a. **Petition No. 400-06-20** – a request by Vectra Management Group, represented by Cooper Roberts Simonsen Architects, to place the Walker Bank Building, located at approximately 175 South Main Street on the Salt Lake City Register of Cultural Resources. This property is zone D-1 (Staff – Janice Lew at 535-7625 or [janice.lew@slcgov.com](mailto:janice.lew@slcgov.com)).
6. **ISSUES ONLY HEARING** The Planning Commission will not make final decisions on the following petitions at this meeting:
  - a. Property Reserve Inc. and The Taubman Company requesting approval 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 specific request will include:
    1. **Petition 410-06-38** –A planned development/conditional use request for:
      - a. Planned Development approval for more than one principal building per lot;
      - b. Conditional Use approval to exceed the height regulations of 100 feet for mid block buildings in the Central Business (D-1) District;
      - c. Conditional Use approval to waive the requirement that retail goods/service establishments, offices and/or restaurants be provided on the first floor adjacent to the front property line on Social Hall Avenue; and
      - d. Conditional Use approval to waive the minimum glass requirement on Social Hall Avenue (Staff– Joel Paterson at 535-6141 or [joel.paterson@slcgov.com](mailto:joel.paterson@slcgov.com)).
    2. **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. (Staff –Joel Paterson at 535-6141 or [joel.paterson@slcgov.com](mailto:joel.paterson@slcgov.com)).
    3. **Petition 400-06-38** – A request for the following partial street closures on:
      - Main Street to allow the sale of air-rights over a portion of Main Street to allow construction of a skybridge;
      - Social Hall Avenue to allow the sale of subsurface rights to allow an extension of the underground Social Hall Avenue pedestrian corridor; and
      - West Temple and 100 South to allow expansion of the existing median parking ramps providing access to existing subsurface parking structures. Staff – Joel Paterson at 535-6141 or [joel.paterson@slcgov.com](mailto:joel.paterson@slcgov.com)).
- c. **UNFINISHED BUSINESS**

## 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 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 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.

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