

**AMENDED AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, August 22, 2007 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, August 8, 2007

2. REPORT OF THE CHAIR AND VICE CHAIR

3. REPORT OF THE DIRECTOR

4. BRIEFING

- a. Follow-up from the August 8 briefing of the Planning Commission by the Utah Transit Authority on options of development, including alignment and station locations, of the proposed Airport Light Rail Transit line. No final recommendations will be made on this project at this meeting (Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com).

5. PUBLIC HEARING

- a. **Petition 400-07-17**— a request by Salt Lake City Corporation, Property Management Division, to declare the property located at 15 South State Street (former Hansen Planetarium Building) as surplus property. The Zoning designation for the property is D-1 Central Business District. The purpose for declaring the property surplus is to facilitate the sale of the property (Staff— Nick Norris at 535-6173 or nick.norris@slcgov.com).
- b. **Petition 400-06-36**— a request by the Salt Lake City Planning Commission to amend the Salt Lake City Zoning Ordinance text regarding height limits in the M-1 (Light Manufacturing) Zoning District. The proposed text amendment would allow emission-free distillation columns up to 120' or the most restrictive Federal Aviation Administration (FAA) imposed approach surface elevation, whichever is less. Any proposed development in the Airport Flight Path Protection (AFPP) Overlay District would require approval from the Department of Airports prior to building permit issuance. Any proposed development in the AFPP Overlay District and exceeding 50' in height would require site specific approval from the FAA (Staff—Nick Britton at 535-7932 or nick.britton@slcgov.com).
- c. **POSTPONED: Petition 410-07-18**— a request by Ken Millo at 341 S. Rio Grande Street for conditional use approval to exceed the 75' maximum building height in the D-3 (Downtown Residential) Zoning District. The proposal consists of a 90' tall building with retail uses on the first floor, office space on the second, third, and fourth floors, and residential on the fifth through ninth floors (Staff— Nick Britton at 535-7932 or nick.britton@slcgov.com).
- d. **Petition 410-06-38**— a request to modify Conditional Use Approval for additional building heights for certain buildings as part of the City Creek Center project generally located on the blocks between South Temple Street and 100 South and West Temple Street and State Street. This item was originally heard by the Planning Commission on February 14, 2007 (Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
- e. **Petitions 410-07-16 (Simmons Place Planned Development) & 480-07-23 (Simmons Place Residential Condominiums)**— requests by Bruce Manka for approval of a conditional use application for a planned development consisting of two residential condominium buildings for a total of 26 units on property zoned Neighborhood Commercial (CN) and located at 450 South 900 East. The proposal involves converting the existing office building to residential condominiums and adding residential condominium units to the parking structure. The planned development application is for approval of two principal buildings on one property, and to modify the rear yard requirements for the second building in the rear (Staff— Casey Stewart at 535-6260 or casey.stewart@slcgov.com).

6. OTHER BUSINESS

- a. On September 12, 2007, the Planning Commission will elect a new Chair and Vice Chair.

Visit the Planning and Zoning Enforcement Division's website at www.slcgov.com/CED/planning.com 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, 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 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 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 auxilliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

On Monday, August 13, 2007, 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: _____
Tami Hansen

STATE OF UTAH)

:SS

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN to before me this day August 13, 2007

NOTARY PUBLIC residing in Salt Lake County, Utah _____