

GEORGE G. SHAW, AICP
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

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MAYOR

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COMMUNITY DEVELOPMENT DIRECTOR

CHERI COFFEY, AICP
DEPUTY PLANNING DIRECTOR

MEMORANDUM

DATE: December 17, 2007,
TO: Mayor
City Council
FROM: George Shaw, Planning Director *GS*
RE: SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE
DECEMBER 12, 2007 MEETING.

The following summary of actions by the Planning Commission is being provided to you for information purposes only. No action by the Administration or Council is required at this time.

1. **Petition No's. 410-07-32, 490-07-49, 400-07-25, 300 West 1100 South Town Center**—Chad Nielson, Project Manager with CLC Associates, has proposed development of a 210,600 ± square foot commercial retail goods and services center located approximately at 1120 South 300 West. The applicant is requesting conditional use approval to develop the center as a planned development in order to modify landscape and signage standards. The applicant also proposes to record a subdivision that would combine 20 parcels encompassing 18.3 ± acres into 7 parcels. Additionally, the applicant is requesting vacation of a public alley located immediately north and adjacent to 338, 340, 344, 352, and 356 W Paxton Ave (1170 S), which is within the project boundaries. The proposed development is in the CG General Commercial District. As this is an Issues Only public hearing, no final development decision will be made by the Planning Commission at this meeting.

Decision: Issues Only Hearing; no decision was made.
Council District: Five
Council Member: Jill Remington-Love

2. **City Creek Center**— The Salt Lake City Planning Commission is reviewing requests by City Creek Center Reserve, Inc. (CCRI) requesting approval for the City Creek Center, a mixed-use development on approximately twenty-five acres generally located between West Temple and 200 East, from South Temple to 100 South. As this is an Issues Only public hearing, no final development decisions will be made by the Planning Commission at this meeting. The specific requests include:
 - a. **Petition 410-06-38**—a request for planned development approval for overall site plan and design approval, including a request for approval of a proposed skybridge over Main Street at approximately 50 South Main Street;
 - b. **Petition 410-07-44**— a request for Conditional Use approval for property located at approximately 50 East 100 South, to: allow construction of a building that would be approximately two hundred sixty-four feet (264') tall, which would exceed the D-1 Central Business District maximum building height regulation of one hundred feet (100') for a mid-block building. This request is in addition to the previous Planning Commission approvals

to allow adjustments in building height at other locations within the City Creek Center development. Allow a portion of the building façade to be setback approximately fifteen feet (15') from the front property line, which would exceed the D-1 Central Business District maximum front yard setback regulation of five feet (5'). The proposed development is located in the D-1 Central Business District.

Decision: Issues Only Hearing; no decision was made.

Council District: Four

Council Member: Nancy Saxton

3. **Petition No. 400-07-27, "Formula Based" Business Ordinance Zone Text and Map Amendment**— Salt Lake City Mayor Rocky Anderson has initiated a petition to analyze the appropriateness of amending the provisions of the Salt Lake City Zoning Ordinance, creating a new "Overlay" zone prohibiting "Formula Based" or chain businesses in specific neighborhood business districts. As this is an Issues Only public hearing, no final development decision will be made by the Planning Commission at this meeting.

Decision: Issues Only Hearing; no decision was made.

Council District: City-wide

Council Member: All

4. **Petitions 490-07-41 and 410-07-35 East Wing Plaza Office Condominium**—a request by Dave Curtis for Preliminary Condominium and Planned Development Conditional Use to develop two office condominium structures on a single flag lot in the BP (Business Park) Zoning district at 206 & 208 North 2100 West Street.

Decision: Approved with conditions.

Council District: One

Council Member: Carlton Christensen

5. **Petition 410-07-13, Conditional Use Amendment, Redman Residences**—a request by Kevin Packer, Pacific Park Investment LC, for approval to construct a two-level parking structure for a mixed-use development located at approximately 1240 East 2100 South. The proposed development is in the CSHBD-1 (Sugar House Business District) zoning district.

Decision: Approved with conditions.

Council District: Seven

Council Member: Søren Simonsen

cc:

Louis Zunguze, Community Development Director
George Shaw, Planning Director
Doug Wheelwright, Deputy Planning Director
Cheri Coffey, Deputy Planning Director
Lyn Creswell, Chief Administrative Officer
Cindy Gust-Jenson, City Council Executive Director
Janice Jardine, City Council Office
Orion Goff, Building Services and Licensing Director
DJ Baxter, Redevelopment Agency Director
John Naser, Engineering Director
Kevin Young, Transportation Planning Engineer
Lynn Pace, Deputy City Attorney
John Spencer, Property Management
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BOA Commission Members