

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, December 12, 2007 at 5:45 p.m.**

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff and the work session will begin at 5:00 p.m., in Room 126. This portion of the meeting is open to the public for observation.

WORK SESSION

The Commission may receive training/updates on ordinances and/or master plans. They may also discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation.

APPROVAL OF MINUTES FROM WEDNESDAY, November 28, 2007

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

ISSUES ONLY PUBLIC HEARING

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 (Staff—Michael Maloy at 535-7118 or michael.maloy@slcgov.com).
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 (Staff—Joel Paterson 535-6141 or joel.paterson@slcgov.com and Doug Dansie 535-6182 or doug.dansie@slcgov.com).
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 (Staff—Kevin LoPiccolo at (801) 535-6003 or kevin.lopiccolo@slcgov.com).

PUBLIC HEARING

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 (Staff— Marilyn Lewis 535-6409 or marilyn.lewis@slcgov.com).
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 (Staff—Michael Maloy at 535-7118 or michael.maloy@slcgov.com).

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 auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

On Wednesday, November 28, 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 November 28, 2007

NOTARY PUBLIC residing in Salt Lake County, Utah _____