

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, January 10, 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, December 13, 2006.**
- 2. REPORT OF THE CHAIR AND VICE CHAIR**
- 3. REPORT OF THE DIRECTOR**
- 4. UNFINISHED BUSINESS**
 - a. 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. The Commission tabled this case at its December 13, 2006 meeting to allow Commissioners time to review additional information including: Staff Reports, memorandums given by the applicant's council, and drawings (Staff —Everett Joyce 535- 7930 or everett.joyce@slcgov.com).
- 5. PUBLIC HEARINGS**
 - a. Petition 410-06-32**— A request by Greg Pedroza for a planned development to construct 13 single family homes upon an approximately 1.33 acre site generally located at 345 Edith Avenue. The project will replace an existing apartment complex. The proposal includes a request to modify landscaped setbacks, allow for a private road, allow for homes that do not front on a dedicated street and allow modifications of lot sizes. The density remains consistent with the base zoning district (Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
 - b. Petition 410-653**— A request by Westminster College to amend the original Planned Development approval, which was originally heard on January 14, 2004. The petition allowed, in part, the demolition of one home and the conversion one existing single-family home, located 1182 and 1184 Blaine Avenue, into an Alumni House and garden, which are intended to be integrated into the campus. The new proposal is to demolish both homes and construct a new Alumni House. The proposal has changed based upon the renovation costs of remodeling the original home. There was an associated petition (400-03-27) to rezone the parcels to I Institutional to accommodate the development of the Alumni House, which was finalized on October 25, 2006. Also, an associated petition (400-03-28) to close the rear alley, which was finalized on January 26, 2005.(Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
 - c. Petition 410-06-41** —A request by Property Reserve, Inc. for approval of a parking structure at approximately 125 East Social Hall Avenue that would exceed the maximum one hundred foot building height limit established by the D-1 Central Business District for properties located at mid block (21A.30.020.F). (Staff — Joel Paterson at 535-6141 or joel.paterson@slcgov.com)
- 6. ISSUES ONLY HEARING**
 - a.** The Planning Commission will continue to discuss and receive public comment regarding aspects of the City Creek Center development from West Temple to 200 East, and South Temple to 100 South, proposed by Property Reserve, Inc. and The Taubman Company (Staff—Joel Paterson at 535-6141or joel.paterson@slcgov.com).

