

GEORGE G. SHAW, AICP
PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING AND ZONING DIVISION

RALPH BECKER
MAYOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

CHERI COFFEY, AICP
DEPUTY PLANNING DIRECTOR

MEMORANDUM

DATE: February 15, 2008

TO: Mayor
City Council

FROM: Cheri Coffey for George Shaw

RE: SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE FEBRUARY 13, 2008 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.

OTHER BUSINESS—The Planning Commission will consider supporting a proposed resolution of the City Council to support UTA's proposed fixed guideway transit system along the Sugar House transit corridor, located at approximately 2225 South and within City Council District Seven (Staff—George Shaw at 535-7226 or george.shaw@slcgov.com).

Decision: The Planning Commission made a motion to support the Council's proposed resolution.

Council District: Seven

Council Member: Søren D. Simonsen

PUBLIC HEARINGS:

1. **Petition 400-07-24, Street closure and Declaration of Surplus Property for 4145 West Street at 700 South**—a request by Log Cabin Investments, LLC, represented by Kevin Towle, requesting **street closure** and **declaration of surplus property** in conjunction with the development of an industrial planned development on the adjoining property. The street is not paved and dead ends at the railroad tracks. The surrounding property is located in the M-1 Manufacturing zoning district, and is located in City Council District Two (Staff—Katia Pace at 535-6354 or Katia.pace@slcgov.com).

Decision: The Planning Commission made a motion to forward a positive recommendation to City Council.

Council District: Two

Council Member: Van Turner

2. **Petitions 410-07-38 and 490-07-58, Vista Industrial Planned Development and Subdivision** – requests by Log Cabin Investments, LLC, represented by Kevin Towle, for **preliminary planned development** approval and associated **preliminary subdivision** approval for a proposed industrial development consisting of 28 lots, two parcels, and 28 building units located at approximately 4095 West and 700 South

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in the M-1 Manufacturing zoning district. The proposed lots would range in size from 7,000 to approximately 15,000 square feet and one common area parcel for parking. The planned development application is for reductions to lot size, width and landscaping requirements. The proposed development is located in City Council District Two (Staff— Casey Stewart at 535-6260 or casey.stewart@slcgov.com).

Decision: Approved with conditions
Council District: Two
Council Member: Van Turner

- 3. Petitions 430-07-05 and 480-08-01, Urbana on 11th Condominiums** - requests by Gardiner Properties, LLC, represented by John Gardiner, for **conditional building and site design review** approval and associated **preliminary condominium** approval for a proposed residential condominium project that involves construction of a new building for 31 residential condominium units and a detached accessory garage located at approximately 1988 South 1100 East in the CSHBD2 Sugar House Business District No. 2 zoning district. Conditional building and site design review is required because the proposed height of 60 feet and total floor area exceed the ordinance limits that can be approved administratively. The proposed development is located in City Council District Seven (Staff— Casey Stewart at 535-6260 or casey.stewart@slcgov.com).

Decision: Approved with conditions
Council District: Seven
Council Member: Søren D. Simonsen

- 4. Petition No's 410-07-32, 490-07-49, 400-07-25, 300 West Towne Center Commercial Planned Development** — 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. As part of this request, the applicant requests conditional use approval to develop the center as a **planned development** in order to modify landscaping and signage standards. The applicant also requests **preliminary subdivision**, approval that would combine 20 parcels encompassing 18.3 ± acres into 7 lots. Additionally, the applicant has requested **alley closure** of a public alley located immediately north and adjacent to 338, 340, 344, 352, and 356 West Paxton Avenue (1170 S), which is within the project boundaries. With regard to the proposed planned development and subdivision, the Salt Lake City Planning Commission has the final authority to approve the proposed planned development and subdivision. With regard to the alley closure request, the Planning Commission will forward a recommendation to the City Council on whether or not to close the public alley as proposed. The proposed development is in the CG General Commercial District and is in City Council District Five (Staff— Michael Maloy at 535-7118 or michael.maloy@slcgov.com).

Decision: Petitions 410-07-32 and 490-07-49 were approved with conditions. The Planning Commission also made a motion to forward a positive recommendation to City Council regarding the requested alley closure, petition 400-07-25.

Council District: Five
Council Member: Jill Remington Love

- 5. Petition 410-07-39 Gateway Hyatt Hotel Conditional Use Planned Development**—a request by the Boyer Company, for a **planned development** to

Salt Lake City Planning Commission: Summary of Actions for February 13, 2008

allow new construction for a hotel use, at 55 North 400 West. This property is zoned G-MU Gateway Mixed Use and is located in City Council District Four (Staff—Doug Dansie at 535-6182 or doug.dansie@slcgov.com).

Decision: Approved with conditions

Council District: Four

Council Member: Luke Garrott

- 6. Petition 410-07-57 Rio Grande Office Conditional Use Planned Development—a** request by the Boyer Company, for a **planned development** to allow new construction of an office use, at 50 North Rio Grande. This property is zoned G-MU Gateway Mixed Use and is located in City Council District Four (Staff— Doug Dansie at 535-6182 or doug.dansie@slcgov.com).

Decision: Approved with conditions

Council District: Four

Council Member: Luke Garrott

cc:

Mary De La Mare-Schaefer, Community Development Interim 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
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