

**AGENDA FOR THE  
SALT LAKE CITY PLANNING COMMISSION MEETING  
In Room 326 of the City & County Building at 451 South State Street  
Wednesday, February 13, 2008 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 at 5:00 p.m., in Room 126. **Work Session**—a brief introduction to the Salt Lake City Zoning Ordinance. The Planning Commission 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, January 23, 2007**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**— Planning Division Annual Report presentation.

**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](mailto:george.shaw@slcgov.com)).

**PUBLIC HEARING**

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](mailto:Katia.pace@slcgov.com)).
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 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](mailto:casey.stewart@slcgov.com)).
3. **Petitions 430-07-05 and 480-08-01, Urbana on 11<sup>th</sup> 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](mailto:casey.stewart@slcgov.com)).
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](mailto:michael.maloy@slcgov.com)).
5. **Petition 410-07-39 Gateway Hyatt Hotel Conditional Use Planned Development**—a request by the Boyer Company, for a **planned development** to 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](mailto:doug.dansie@slcgov.com)).
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](mailto:doug.dansie@slcgov.com)).

*Visit the Planning and Zoning Enforcement Division's website at [www.slcgov.com/CED/planning](http://www.slcgov.com/CED/planning) 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.*

