

GEORGE G. SHAW, AICP
PLANNING DIRECTOR

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HOUSING / ZONING ADMINISTRATOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. "ROCKY" ANDERSON
MAYOR

A. LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

MEMORANDUM

DATE: January 10, 2008
TO: Mayor
City Council
FROM: George Shaw, Planning Director *GS*
RE: SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE JANUARY 9, 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.

Petition 410-07-39, Gateway Hyatt Place Hotel Conditional Use- a request by the Boyer Company for a planned development at 55 North 400 West. This property is zoned Gateway Mixed Use (GMU) and is located in City Council District Three (Staff-Doug Dansie at 535-6182 or doug.dansie@slcgov.com).

Decision: Issues Only Hearing - no decision was made at this time.
Council District: Three
Council Member: Eric Jergensen

PUBLIC HEARINGS:

- 1 Petition 490-07-34, Hemingway, Stanley Subdivision Amendment-**a request by Mr. and Mrs. Stanley represented by Gary Evershed of Lowell Construction Company for a subdivision amendment to amend the lot dimensions and the size and location of the buildable areas of lots 306 and 307. The two lots are located at 589 and 607 Capitol Park Avenue (295 East). The proposed amendment is in the Foothills Residential (FR-3) Zoning District in Council District Three (Staff – Michael Maloy at 535-7118 or michael.maloy@slcgov.com).

Decision: The Planning Commission made a motion to approve the petition subject to the conditions of approval.
Council District: Three
Council Member: Eric Jergensen

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- 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. This property is zoned Central Business District (D-1) and is located in City Council District Three. The specific requests to be considered by the Planning Commission include:
- a. **Petition 410-06-38**-a request for a **Conditional Use Planned Development** approval for overall site plan and design approval for the proposed City Creek Center development. During this public hearing the Planning Commission will consider granting conceptual planned development approval for building footprints, up to the podium level, of the proposed development and the locations of entrances to the proposed parking structures for Blocks 75 and 76 and to allow building permits to be issued for the below grade parking structures and Towers 6 and 7, levels P4 through street level on Block 76, and the associated mid-block ramp on West Temple prior to final Planned Development Approval. Final design approval for the overall project, including the proposed skybridge, will be considered at a future Planning Commission public hearing.
 - b. **Petition 410-07-44**-a request for a **Conditional Use approval to Increase Building Height and to allow Additional Building Setback** for property located at approximately 50 East 100 South in the D-1 Central Business District to:
 - i. Allow construction of a building that would be approximately two hundred sixty-five feet (265') tall, which would exceed the D-1 Central Business District maximum building height regulation of one hundred feet (100') for amid-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; and
 - ii. 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') (Staff-Joel Paterson 535-6141 or joel.paterson@slcgov.com and Doug Dansie 535-6182 or doug.dansie@slcgov.com)

Decision: The Planning Commission made a motion to grant preliminary approval of the Planned Development as outlined in the Staff Report as Recommendation One, and approved Petition 410-07-44 as outlined in Recommendation Two of the Staff Report.

(Please note that this approval is for the aforementioned matters only. It is not approval of the overall project and does not include a recommendation regarding the Main Street air rights or skybridge proposal; all of which will be considered at the next Planning Commission Meeting on January 23, 2008.)

Council District: Four

Council Member: Luke Garrott

Salt Lake City Planning Commission: Summary of Actions for January 9, 2008

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
Lynn Pace, Deputy City Attorney
John Spencer, Property Management
City Council Liaisons
Planning Commission Members
HLC Commission Members
HAAB Board and Commission Members
BOA Commission Members