

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, July 30, 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/Training Session** The Planning Commission may also discuss project updates, the Downtown and Gateway Zones, and other minor administrative matters. This portion of the meeting is open to the public for observation.

APPROVAL OF MINUTES FROM WEDNESDAY, July 9, 2008

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING

1. **Petition 410-07-59, Property Conveyance**—a request for a Public hearing by Salt Lake County for the conveyance of property from Salt Lake City to Salt Lake County, in order to build a new recreation facility on the property located at approximately 1300 West 300 North. The property is located in the Open Space (OS) District, and is accessed from Clark Avenue. The property is located in Council District One, represented by Carlton Christensen (Staff contact: Ray Milliner 535-7645 or ray.milliner@slcgov.com).
2. **Petition 480-08-13 Park Vu Condominium**—a request by David C. Lee for preliminary approval for an eleven (11) unit residential condominium conversion located at approximately 174 North Canyon Road in an RMF-35 (Moderate Density Multi Family Residential) Zoning District in Council District Three, represented by Eric Jergensen. After an administrative public hearing on June 23, 2008, this request was forwarded to the Planning Commission by the Hearing Officer following the receipt of an objection from a nearby property owner (Staff contact: Katia Pace at 535-6354 or katia.pace@slcgov.com).
3. **Petition 430-08-01 McDonald's Conditional Design Review for restaurant rebuild**—a request by McDonald's Corporation for Conditional Design Review for the rebuilding of the McDonald's restaurant located at approximately 1533 South State Street. The subject property is located in the Commercial Corridor (CC) District and the South State Street Corridor Overlay (SSSC) District. Conditional Design Review is required because the applicant is seeking relief from some design requirements of the SSSC Overlay District. The Planning Commission tabled this case on June 11, 2008. The property is located in City Council District Five, represented by Jill Remington-Love (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
4. **Petition 410-08-48 Conditional Use for Carwash**—a request by Mark Miller Toyota for a private carwash facility in the D-2 (Downtown Support District). Carwash facilities in the D-2 within 165 feet of a residential structure are a specifically listed conditional use. The property is located at approximately 751 South 200 West Street. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Marilynn Lewis at 535-6409 or marilynn.lewis@slcgov.com).
5. **Petition 430-07-04, Granite Furniture Block/Craig Mecham Conditional Building and Site Design Review**—a request for a new mixed-use development located at approximately 2100 South and 1100 East in the Sugar House Business District (CSHBD1 Zone) consisting of commercial/office/retail and residential uses. The proposal involves construction of two new buildings with underground parking. This project is being reviewed by the Planning Commission due to the proposed building height and floor area. Buildings in the CSHBD1 that exceed fifty feet (50') in height or 20,000 square feet in size are subject to the Conditional Building and Site Design Review process. The Planning Commission has decision making authority in these matters. The property is located in City Council District Seven, represented by Søren Simonsen (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com).

Visit the Planning and Zoning Enforcement Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted end of business the Friday prior to the meeting, and minutes will be posted end of business 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 will 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,
P.O. Box 145480
Salt Lake City UT 84114

- 4. **Written Comments submitted after noon, the day prior to the meeting or submitted at the meeting, will be made a part of the public record and given to the Commission members at the beginning of the meeting, but will not be read into the record at the meeting.**
- 5. Speakers will be called by the Chair.
- 6. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
- 7. 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.
- 8. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
- 9. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
- 10. 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.
- 11. 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, July 16, 2008, 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: _____

STATE OF UTAH)

Tami Hansen

:SS

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN to before me this day July 16, 2008

 NOTARY PUBLIC residing in Salt Lake County, Utah