

MEMORANDUM

DATE: June 26, 2008
TO: Mayor Becker
City Council

FROM: Joel Paterson, Acting Planning Director

RE: **SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE JUNE 25, 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.

- 1. Petitions 400-07-15 and 400-07-16 Parleys Way Wal-Mart Rezoning and Master Plan Amendment**—a request by CLC Associates, Inc. on behalf of Wal-Mart for a zoning map amendment and a master plan amendment to the East Bench Master Plan located at approximately 2705 East Parleys Way. The parcel is currently zoned Community Business (CB) and the site is developed with a non-complying use (supercenter) in a non-conforming structure. CLC Associates, Inc. is requesting that the property be rezoned to CS Community Shopping to allow for the construction of a new supercenter.

Staff Contact: Nick Britton
Decision: Issues Only Hearing, no decision was made.
Council District: Seven
Council Member: Søren Simonsen

- 2. Petition 410-08-17, a Construction Waste Landfill**—a request for a Conditional Use submitted by Central Valley Water Reclamation FAC, located at approximately 7301 West 1300 South.

Staff Contact: Doug Dansie
Decision: Approved with conditions.
Council District: Two
Council Member: Van Turner

- 3. 490-08-18 – Bilanzich Subdivision Amendment**—a request by Russ Naylor for a subdivision amendment located at approximately 2347 South Lakeline Drive

- 4. Staff Contact: Doug Dansie**
Decision: Approved with conditions.
Council District: Seven
Council Member: Søren Simonsen

- 5. Downtown in Motion Plan**—the plan is a culmination of an effort between Salt Lake City Transportation and Planning Divisions, the Redevelopment Agency of Salt Lake City, Downtown Alliance, Salt Lake Chamber, Utah Transit Authority, and the Utah Department of Transportation, to arrive at a comprehensive approach to Downtown Salt Lake transportation issues.

Staff Contact: Doug Dansie
Decision: Forwarded a positive recommendation to the City Council.
Council District: Citywide
Council Member: Citywide

- 6. Petition 400-08-04, Zoning Map Amendment**—a request by Gerald Burt, requesting a zoning map amendment for the property located at approximately 754 North 300 West Street in the Capitol Hill Historic District. The subject property is comprised of four (4) parcels, three (3) of which are zoned Mixed Use (MU) and one (1) that is zoned Special Development Pattern Residential (SR-1A). The applicant is proposing to construct three (3) attached single-family dwellings on the MU zoned parcels and a single-family home on the SR-1A zoned parcel. To accommodate the new development, the applicant proposes to exchange approximately 600 square feet of the MU zoned property on the north end of the subject property with approximately 750 square feet of the SR-1A zoned property on the south end.

Staff Contact: Janice Lew
Decision: Forwarded to the City Council with a positive recommendation.

Council District: Three
Council Member: Eric Jergensen

7. **Petition No. 410-08-49 Redman Building Condominiums Planned Development Amendment**—a request by Kevin Packer, Pacific Park Investment LC, for property located at 1240 East 2100 South. The proposed amendment is to develop sufficient on-site and off-site parking and forgo construction of a previously approved parking structure for the mixed-use planned development. The planned development contains four (4) commercial units and twelve (12) residential units. The property is zoned Sugar House Business District (CSHBD-1).

Staff Contact: Michael Maloy
Decision: Approved with conditions
Council District: Seven
Council Member: Søren Simonsen

8. **Petition 400-08-08, Declaration of Surplus Property and Street Closure**—a request by Thomas A. Wolff to close and declare surplus property a portion of Hot Springs Road between approximately Duluth Avenue and 1500 North. The adjacent properties are located in the Heavy Manufacturing (M-2) Zoning District.

Staff Contact: Katia Pace
Decision: Postponed
Council District: Three
Council Member: Eric Jergensen

9. **Petition 400-08-16, initiated by the Salt Lake City Mayor**—a request to amend the Salt Lake City Ordinances to facilitate an approval processes for temporary construction-related activities in portions of Salt Lake City, that grants the authority to City administrative staff to allow additional temporary signage within business areas impacted by high levels of construction activity. This proposal affects business areas citywide.

Staff Contact: Everett Joyce
Decision: Forwarded to the City Council with a positive recommendation.
Council District: Citywide
Council Member: Citywide

10. **Everest Builders LLC. Planned Development and Preliminary Condominium Plat**—a request by Everest Builders LLC, represented by Eric Saxey, for a residential planned development and preliminary condominium plat located at approximately 256, 262 and 268 South 700 East and 673 and 695 East 300 South Street in the Central City Historic District. The property is zoned RMF-45, Moderate/High Density Multi Family Residential in the Central City Historic District.

- a. Petition 410-08-38 Planned Development— a request by the applicant for more than one principal building with frontage.

Staff Contact: Robin Zeigler
Decision: Approved with conditions
Council District: Four
Council Member: Luke Garrott

- b. Petition 490-08-09 Preliminary Condominium Plat—a request by the applicant for preliminary approval of a new 19 unit residential condominium development.

Staff Contact: Robin Zeigler
Decision: Approved with conditions
Council District: Four
Council Member: Luke Garrott

cc: David Everitt, Chief of Staff
Esther Hunter, Advisor to the Mayor
Frank Gray, Community Economic Development Director.
Mary De La Mare-Schaefer, CED Deputy 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
Nielson, Paul, Land Use Attorney
John Spencer, Property Management
Nick Tarbet
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