

**AMENDED AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 315 of the City & County Building at 451 South State Street
Wednesday, June 25, 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, June 11, 2008

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

ISSUES ONLY HEARING

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. The property is located in City Council District Seven represented by Council Member Søren Simonsen (Staff contact: Nick Britton at 801-535-7932 or nick.britton@slcgov.com).

PUBLIC HEARING

1. **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. The property is located in City Council District Two represented by Council Member Van Turner (Staff contact: Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
2. **490-08-18 – Bilanzich Subdivision Amendment**—a request by Russ Naylor for a subdivision amendment located at approximately 2347 South Lakeline Drive. This property is located in City Council District Seven represented by Council Member Søren Simonsen (Staff contact: Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
3. **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 at 535-6182 or doug.dansie@slcgov.com).
4. **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. The property is located in City Council District Three represented by Council Member Eric Jergensen (Staff contact: Janice Lew at 535-7625 or janice.lew@slcgov.com).
5. **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). The property is in City Council District 7 represented by Council Member Søren Simonsen (Staff contact: Michael Maloy at 535-7118 or michael.maloy@slcgov.com).
6. **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 He **POSTPONED** district and in Council District Three represented by Council Member Eric Jergensen (Staff contact: eric.jergensen@slcgov.com).
7. **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 at 535-7930 or everett.joyce@slcgov.com).
8. **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. The property is located in City Council District 4, represented by Council Member Luke Garrott. (Staff contact: Robin Zeigler at 535-7758 or robin.zeigler@slcgov.com.)
 - a. Petition 410-08-38 Planned Development— a request by the applicant for more than one principal building with frontage.
 - b. Petition 490-08-09 Preliminary Condominium Plat—a request by the applicant for preliminary approval of a new 19 unit residential condominium development.

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 swill 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 Monday, June 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: _____
Tami Hansen

STATE OF UTAH)
) :SS
 COUNTY OF SALT LAKE)

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

NOTARY PUBLIC residing in Salt Lake County, Utah _____