

MEMORANDUM

DATE: May 29, 2008
TO: Mayor Becker
City Council
FROM: Joel Paterson, Acting Planning Director
RE: **SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE May 28, 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. **CitiView Condominium Project; Conditional Use, Planned Development and Preliminary Condominium Plat**—a request by Newport CitiView LLC for approval to construct a four-story 45-Unit Condominium development at approximately 313-323 North 300 West. The property is currently zoned Public Lands (PL) and Mixed Use (MU). The Planning Commission will review a request to rezone the property at 313 North 300 West from PL to MU at its May 14, 2008 meeting. The applicant is also requesting approval to install an electrical transformer utility box at approximately 310 West 300 North to service the condominium project.
 - a. **Petition 410-08-06, Conditional Use and Planned Development**—a request by the applicant for Conditional Use approval to exceed the forty-five foot (45') maximum height limit of the MU zoning district by approximately 10 feet. The applicant is also requesting the Planning Commission modify the rear yard setback from a minimum of 15 feet to approximately 10 feet through the Planned Development process. In addition, the applicant is requesting Planning Commission approval to locate a Phase-3 transformer utility box on the property directly south of the proposed condominium project. The box will be six feet wide by six feet deep and will be approximately five feet high. The transformer will only serve the condominium project and will be located at approximately 310 West 300 North on property zoned Public Lands (PL).

Staff Contact: Cheri Coffey
Decision: Approved with conditions
Council District: Three
Council Member: Eric Jergensen

- b. **Petition 480-08-14, Preliminary Condominium Plat**—a request by the applicant for preliminary approval of a new 45 unit residential condominium development.

Staff Contact: Cheri Coffey
Decision: Approved with conditions
Council District: Three
Council Member: Eric Jergensen

2. **Petition 400-08-06, Zoning Map and Text Amendment**—a request by Wyndham Resort Development, represented by Wayne Helm, requesting a zoning map amendment for the property located at approximately 431 South 300 East. The property is currently zoned Transit Corridor District (TC-75) and Residential Mixed Use (R-MU). The applicants are proposing to change the portion of the property that is zoned R-MU to TC-75. As part of this request, the applicants are also requesting a zoning text amendment to amend Zoning Ordinance Section 21A.26.080 to allow hotels as a permitted use in the TC-75 Zoning District. Hotels are currently listed as a conditional use in the TC-75 Zoning District.

Staff Contact: Nick Norris
Decision: Favorable recommendation forwarded to the City Council.
Council District: Four

Council Member: Luke Garrott

- Petition 490-08-10, Sherwood Oaks Subdivision No. 2**—a request by Brigham Wilcox representing Karen Huntsman, requesting preliminary approval for a plat amendment to change the lot line between lots 1 and 2, and merge lots 2 and 3. The property is located at 3049 E. Sherwood Circle in the FR-3/12,000 (Foothills Residential) zoning district.

Staff Contact: Katia Pace

Decision: Approved with conditions.

Council District: Six

Council Member: J.T. Martin

cc: David Everitt, Chief of Staff
Esther Hunter, Advisor to the Mayor
Mary De La Mare-Schaefer, Community Development Interim 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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