

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, May 28, 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, May 9, 2008

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING

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. The property is located in City Council District Three represented by Eric Jergensen (Staff contact: Cheri Coffey, 535-6188 or cheri.coffey@slcgov.com):
 - 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).
 - b. **Petition 480-08-14, Preliminary Condominium Plat**—a request by the applicant for preliminary approval of a new 45 unit residential condominium development.
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. The property is located in the Council District Four represented by Luke Garrott. (Staff contact: Nick Norris 535-6173 or nick.norris@slcgov.com).
3. **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 in Council District Six represented by JT Martin (Staff contact: Katia Pace 535-6354 or katia.pace@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 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 Tuesday, May 13, 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 May 13, 2008

NOTARY PUBLIC residing in Salt Lake County, Utah

