

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, October 8, 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 Session**—the Planning Commission may discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation

APPROVAL OF MINUTES FROM WEDNESDAY, September 24, 2008.

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING

1. **Metropolitan Landing Condominiums**—a request by International Commercial Properties, LLC, for conditional use—planned development approval, conditional use for extra building height, and preliminary plat approval to build a new five building residential condominium project. The project consists of 79 total residential units, accessory carports, a basketball court, and kids' play area. The project address is approximately 961 South Redwood Road in a CC (Corridor Commercial) zoning district. The property is located in City Council District Two, represented by Van Turner. (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
 - a. **Petition 410-08-52 Conditional Use for Planned Development and extra building height.** The applicant is requesting approval to construct multiple principal buildings (five) on the same lot. The buildings will contain residential condominium units.
 - b. **Petition 480-08-10 Condominium Preliminary Plat.** The applicant is requesting preliminary approval for a condominium plat to divide up the ownership of the proposed residential buildings.
2. **Petition No. PLNSUB2008-0031, The Flats at Capitol Hill, Conditional Use at 477 N. 300 West**—a request by Metaview Development for approval of a modification to the density regulations as allowed through conditional use in the RMU-45 zoning district. The applicant requests an increase in density allowance for five additional dwelling units. The density increase would be from 22 units to 27 units. The property is located in City Council District three (Staff contact: Everett Joyce at 535-7930 or everett.joyce@slcgov.com).
3. **Petition No. PLNPCM2008-0538, Salt Lake City Code Maintenance; Fine Tuning text amendments**—a request by the Salt Lake City Mayor to analyze the feasibility of amending the City Code including the Subdivision and Zoning Ordinances to provide for clarity and efficiency of use as part of an ongoing process of code maintenance. The following issues are being considered:
 1. Subdivision Posting—Change posting period from 14 to 10 days,
 2. Maximum Building Height—Use number of feet only, rather than number of feet and number of stories relating to the maximum height requirement.
 3. Unit Legalization—change apartment license requirement from 5 dwelling units to 3 dwelling units,
 4. Correct Reference—Within the Qualifying Provisions reference section of the RMU-35 and RMU-45 Zoning Districts, the minimum lot area and lot width requirements reference the wrong section of the ordinance, and
 5. Multiple Structures in MU Zoning District—allow more than one principal building on a lot in the MU Mixed-Use Zoning District.These text changes are Citywide (Staff contact: Everett Joyce at 535-7930 or everett.joyce@slcgov.com).
4. **Petition PLNSUB2008-00198 and PLNSUB2008-00355, Planned Development/Minor Subdivision, Edmonds Court**—a request by Neighborworks Salt Lake for Planned Development/Minor Subdivision approval to construct a six dwelling unit single-family attached town house project on three existing lots located at approximately 645 W. 400 North, 363 N. Edmonds Place, and 357 N. Edmonds Place. The property is located in the SR-3 Special Development Pattern Residential District and Council District three, represented by Eric Jergensen (Staff contact: Wayne Mills 535-7282 or wayne.mills@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 the Friday prior to the meeting and minutes will be posted 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
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. 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.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. 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.
10. Salt Lake City Corporation complies with 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, September 23, 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 September 23, 2008

NOTARY PUBLIC residing in Salt Lake County, Utah