

AMENDED AGENDA FOR THE SALT LAKE CITY PLANNING COMMISSION MEETING

In Room 326 of the City & County Building at 451 South State Street

Wednesday, January 28, 2009 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, January 14, 2009

Report of the Chair and Vice Chair

Report of the Director

Public Hearings

- 1. Petition PLNPCM2008-00211, Granite Furniture Block/Red Mountain Retail Group—Conditional Building and Site Design Review**—a request for Conditional Building and Site Design Review for a new mixed-use development in the Sugar House Business District (CSHBD1 & CSHBD2 Zones) consisting of commercial and residential uses. The proposal involves the renovation of the Leisure Living building in the interior of the Granite Block, the renovation of the Granite Furniture warehouse building along McClelland Street, as well as the Granite Furniture Showroom Building on the southeast corner of 2100 South and McClelland Street. The proposal also includes the construction of three (3) new buildings on the Granite Block and along the west side of McClelland Street. This project is being reviewed by the Planning Commission because all new construction of principal buildings that exceed fifty feet (50') in height in the CSHBD1 District or thirty feet (30') in the CSHBD2 District or 20,000 square feet in size in either District are subject to the Conditional Building and Site Design Review process. The property is located in City Council District Seven, represented by Søren Simonsen (Staff contact: Lex Traugher at 535-6184 or lex.traugher@slcgov.com).
- 2. Petition PLNSUB2008-00758, Planned Development/Condominium Conversion**—a request by Tim Collings for a Conditional Use Permit for a Planned Development located at approximately 162 North I Street. This application proposes combining three existing buildings into one Planned Development and changing the south most two buildings located at approximately 156 North and 162 North, from apartments to condominiums. This property is located in City Council District Three represented by Eric Jergensen (Staff contact: Bill Peperone at 535-7214, or at bill.peperone@slcgov.com).
- 3. Petition No. PLNPCM2008-00409, Salt Lake City Zoning Ordinance text and Building Code text amendments**—a request by the Salt Lake City Planning Commission to analyze the feasibility of amending the City Code as it pertains to residential condominium conversions (Staff contact: Nole Walkingshaw at 535-7128 or nole.walkingshaw@slcgov.com). The following issues are being considered:

Zoning Ordinance:

- a. Expand Planning Director oversight for exterior building and site improvements as may be required.
- b. Amend definitions to specifically state that condominium conversions of existing residential apartment buildings to condominium ownership are not a "Change of Use".

Building Ordinance:

- a. Requiring exterior building conditions; interior building standards; space and occupancy standards, light and ventilation standards and fire safety-egress standards to apply to the residential apartment—condominium conversion process, as required by the Salt Lake City Existing Residential Housing Code.
 - b. Require the installation of a smoke detector system conforming to manufacturer's recommendations
 - c. Require fire sprinkler systems in buildings with more than 3 units.
 - d. Require compliance with chapter 18.96.050 (Fit Premises): Property owner to maintain the premises and each dwelling unit
- 4. Petition 410-08-55, PLNPCM2008-00582, Metro C&D Transfer and Recycling Facility**—a request by Waste Management of Utah, Inc., represented by Susan Hayward, This is a request for conditional use approval for a recycling processing center (outdoor) business to operate on property located at 3550 West 500 South. The subject property and buildings have been used for a recycling processing center (indoor) in the past. A recycling processing center (outdoor) is permitted in the M-1 zoning district with conditional use approval. Planning Commission is the final decision making authority for conditional uses. The property is located in City Council District Two, represented by Van Turner (Staff contact: Nole Walkingshaw at 535-7128 or nole.walkingshaw@slcgov.com).

Visit the Planning 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 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
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 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 Friday, January 23, 2009 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: _____

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

Tami Hansen

SUBSCRIBED AND SWORN to before me this day January 23, 2009

NOTARY PUBLIC residing in Salt Lake County, Utah