

Salt Lake City Planning Division
Record of Decisions by the Planning Commission
Wednesday, July 13, 2011
5:45 p.m.
City & County Building
451 South State Street, Room 326

1. **PLNPCM-2009-00615: Small Neighborhood Business Amendment.** A discussion regarding the Small Neighborhood Business Amendment. Present report and proposed text amendments. Discussion Only. (Staff contact: Nole Walkingshaw at 801-535-7128 or nole.walkingshaw@slcgov.com)

Decision: Briefing only

1. **PLNPCM2010-00785: Special Exceptions--**a request by Salt Lake City Mayor Ralph Becker to transfer the approval authority in the Salt Lake City Zoning Ordinance for special exceptions from the Board of Adjustment to the Planning Commission. In addition to the transfer of approval authority, the Petition will address several minor fine tuning text amendments in various sections of Title 21 that reference special exceptions, including the removal of Chapter 21A.14. The applicable text of Chapter 21A.14 will be moved into Chapter 21A.52. Related provisions of Title 21A-Zoning may also be amended as part of this petition, the changes would apply citywide if adopted by the City Council. (Staff contact: Maryann Pickering at (801)535-7660 or maryann.pickering@slcgov.com.)

Decision: The Commission forwarded a positive recommendation to the City Council.

2. **PLNSUB2011-00187: Salt City Plaza -**A request by Jeff Stockert of Salt City Plaza LLC for a planned development located at approximately 154 W 600 South in the D-1 Central Business District. The purpose is to construct multiple hotels and a shared parking structure located in Council District 4 represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182or doug.dansie@slcgov.com).

Decision: The Commission approved the petition with conditions.

3. **Swaner Business Park Planned Development--** a request by New Concepts Construction to amend a subdivision plat to create a new lot located at approximately 1303 South Swaner Road in the M-1 Light Manufacturing Zoning District. The property is located in Council District 2 represented by Van Turner (Staff Contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com).
 - a. **PLNSUB2011-00099-** a request to amend Lot 2 of the Cambridge Industrial Park Subdivision.
 - b. **PLNSUB2011-00278-** a request for a Planned Development. The applicant is requesting the Planning Commission waive the requirement for perimeter parking lot landscaping.

Decision: The Commission approved the petition.

4. **PLNPCM2011-00207: Olivera Alley vacation--**a request by Baldomero and Lourdes Olivera, property owners, represented by Pamela Wells, are requesting that the City vacate a portion of the alley located adjacent to the applicant's property at approximately 1370 E. Bryan Avenue. The alley runs north to south and abuts a total of three properties. The subject property is zoned R-1/5,000 (Single Family Residential) and is located in City Council District 6 represented by J.T. Martin (Staff - Lex Traughber, (801) 535-6184 or lex.traughber@slcgov.com).

Decision: The Commission forwarded a positive recommendation to the City Council.

5. **PLNSUB2011-00320: Tannach Properties LLC Planned Development -**A request byTannach Properties, LLC for a planned development approval located at approximately 245-265 South State Street in the D-1 Central Business District. The purpose is to allow two principal buildings on one lot; to exclude parking calculations for the galleria common corridor and residential restricted use spaces within the commercial ground floor; and to allow signage on a restored water tower and additional general building signs that reflect historic facades on the State Street elevation for a mixed-use development at 247-2655 South State Street. Council District 4, Luke Garrott. (Staff Contact: Everett Joyce at 801-7930 or everett.joyce@slcgov.com).

Decision: The Commission approved the petition with conditions.

6. **View Street Mixed Use Planned Development** — A request by Rinaldo Hunt for Baron Real Estate to construct a mixed use planned development located at approximately 1325-1339 E 2100 South, and 2004-2012 View Street (1345 East). The property is primarily zoned CN Neighborhood Commercial District, and partially zoned R-1/5,000 Single-Family Residential District. The property is located within Council District 6, represented by J.T. Martin. (Staff contact: Michael Maloy at 801-535-7118 or michael.maloy@slcgov.com)
- a. **PLNSUB2011-00196 View Street Mixed Use Subdivision** – A preliminary subdivision request to combine five parcels into one parcel.
- b. **PLNSUB2011-00307 View Street Mixed Use Planned Development** – A planned development request to construct two buildings that contain approximately 30 residential apartments, along with commercial office and retail space.

Decision: The Commission approved the petition with conditions.

cc: David Everitt, Chief of Staff
Frank Gray, Community Economic Development Director.
Mary De La Mare-Schaefer, CED Deputy Director.
Wilf Sommerkorn, Planning Director
Cheri Coffey, Assistant Planning Director
Cindy Gust-Jenson, City Council Executive Director
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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
Paul Nielson, Land Use Attorney
John Spencer, Property Management
Planning Commission Members