

Amended SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building at 451 South State Street
Wednesday, July 13, 2011 at 6:00 p.m. or immediately following the Work Session

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: 5:30 in Room 326. The Planning Commission will hold a work session from approximately 5:30-6:00. During the Work Session the Planning Staff will brief the Planning Commission on pending projects, discuss project updates and minor administrative matters. This portion of the meeting is open to the public for observation.

Briefing:

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)

Approval of Minutes: June 22, 2011

- **Report of the Chair and Vice Chair**
- **Report of the Director**
- **Public Hearings 6:00 or immediately following the work session**

Public Hearing

Legislative Petitions

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.)

Administrative Petitions

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 Garrett (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com).
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.
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 Traugher, (801) 535-6184 or lex.traugher@slcgov.com).
5. **PLNSUB2011-00320: Tannach Properties LLC Planned Development -** A request by Tannach 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 Garrett. (Staff Contact: Everett Joyce at 801-7930 or everett.joyce@slcgov.com).
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.

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, 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. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com