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SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

A. LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

MEMORANDUM

DATE: April 16, 2007

TO: Mayor
City Council

FROM: George Shaw, Planning Director *GS*

RE: SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE April 11, 2007 MEETING.

The following summary of actions by the Planning Commission is being provided to you for information purposes only. No action by the Administration or Council is required at this time.

Petition No. 410-06-28
Council District: Four
Council Member: Nancy Saxton

Request: Petition 410-06-28- A request by Robert Bunnell for Conditional Use approval for a Rooming House located at approximately 149 South 900 East, in an RMF-30 (Low Density Multi-Family Residential) Zoning District. The applicant proposes to convert an existing single family residence into a Rooming House for seven tenants. The Planning Commission took action to deny this case on September 13, 2006. The Salt Lake City Land Use Appeals Board remanded the case back to the Planning Commission to reconsider and identify that either the anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated with the imposition of reasonable conditions or to approve the request with or without conditions of approval.

Planning Commission Decision: The Planning Commission made a motion to approve this conditional use request subject to the following conditions:

1. Standard permit plan review is required for compliances with Building Code, Fire, Engineering, Public Utilities and Transportation.
2. The conditional use approval is for use of rooming house only. Any subsequent permit that may be required from the city or non-city agency shall be complied with.
3. That the landscaping be improved and maintained in a manner that complies with Salt Lake City Ordinance, Chapter 21A.48, Landscaping.
4. The Boarding House is limited to a maximum of seven people.

5. The rear yard area used for vehicle parking shall be comprised of hardsurfacing, shall include no more than five parking spaces and the applicant will also provide green space in the rear yard.
6. If a change in use other than a conversion back to a single family dwelling occurs, the owner must make an application for a new conditional use to be heard by the Planning Commission.
7. The existing cedar fence on the north side of the property will be replaced with a masonry wall to be six feet (6') in height.

Petition No. 410-07-05
Council District: Four
Council Member: Nancy Saxton

Request: Petition 410-07-05- A request by Trolley Square Associates, LLC, to construct an exterior staircase on the South Façade of the main building at Trolley Square (southern building) located at approximately 602 East 500 South, in a Commercial Shopping CS zone, and also in the Central City Historic District.

Planning Commission Decision: The Planning Commission made a motion to approve this request subject to the following conditions:

1. That the required corner side yard setback be reduced from thirty (30) feet to three and one-half (3 ½) feet. The staircase will encroach twenty six and one-half (26 ½) feet into the required setback.
2. That the proposed staircase meets all applicable city ordinances and regulations;
3. That the approval of the design of the stairs be delegated to the Planning Director and be consistent with the approval of the Historic Landmarks Commission and applies to the regulations of the Historic Landmarks Commission;
4. That the area where the existing staircases that are to be removed be reclaimed as landscaping.

Petition No. 400-06-36
Council District: Citywide
Council Member: All Members

Request: Petition 400-06-36- A request by the Salt Lake City Planning Commission to amend the Salt Lake City Zoning Ordinance text regarding height limits in the M-1(Light Manufacturing) Zoning District. The proposed text amendment would permit chimneys, smokestacks, and distillation columns up to one hundred and twenty feet (120') in height in the M-1 Zoning District. The proposed text amendment would also add distillation columns to the list of structures that can exceed the height limit in the M-2 (Heavy Manufacturing) Zoning District.

Planning Commission Decision: The Planning Commission made a motion to table this petition until May 9, 2007.

cc:

Louis Zunguze, Community Development Director
George Shaw, Planning Director
Doug Wheelwright, Deputy Planning Director
Cheri Coffey, Deputy Planning Director
Lyn Creswell, Chief Administrative Officer
Cindy Gust-Jenson, City Council Executive Director
Janice Jardine, City Council Office
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Valda Tarbet, Redevelopment Agency Executive Director
John Naser, Engineering Director
Kevin Young, Transportation Planning Engineer
Lynn Pace, Deputy City Attorney
John Spencer, Property Management
City Council Liaisons
Planning Commission File