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SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. "ROCKY" ANDERSON
MAYOR

A. LOUIS ZUNGUZE
COMMUNITY DEVELOPMENT DIRECTOR

MEMORANDUM

DATE: June 14, 2007

TO: Mayor
City Council

FROM: George Shaw, Planning Director *GS*

RE: SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE JUNE 13, 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. Petition No. 410-07-12
Council District: Seven
Council Member: Søren Simonsen

Request: a request by Mark Miller and Kathie Miller at 3145 East Carrigan Canyon Drive, for conditional use approval to build an accessory structure (gazebo) on an accessory lot.

Decision: The Commission made a motion to approve the conditional use request for an accessory use on an accessory lot based upon the findings of fact, particularly standards B, C, F, G, H and I as listed in the staff report and upon public discussion and information brought forward during the public hearing, to include the following condition:

1. Special exception approval will be required for the additional accessory structure height.

Petition No. Petition 480-07-07(Phase III), 480-07-08(Phase II) and 480-07-09 (Phase I)
Council District: Four
Council Member: Nancy Saxton

Request: a request by MLRE, LLC to convert three existing apartment buildings generally found at 800 East 300 South into condominiums. The approximate addresses are as follows: 319 South 800 East, 310 South 800 East, 320 South 800 East, 804 East 300 South, 808 East 300 South and 818 East 300 South. The proposed conversion would take place in three phases. The properties are zoned R-MF 35 Moderate Density Multi-Family Residential. These petitions were forwarded on to the Planning Commission by the Administrative Hearing officer on April 19, 2007.

Decision: The Commission made a motion to approve the requests for condominium conversion of three existing apartment buildings subject to the following conditions:

1. Approval is conditioned upon compliance with departmental comments as outlined in the staff report. Any improvements required by the Building Official based on the property report must be completed prior to the recordation of the condominium plat.
2. Any necessary public improvements or modifications to the water supply and sewage disposal must be made prior to the recording of the final condominium plat.
3. The submittal of a final condominium plat is required and shall conform to the requirements of Chapter 21A.56 – Condominium Approval Procedure and the Utah Condominium Ownership Act of 1975.
4. Proof of notice to occupants, as outlined in section 21A.56.040A (5) of the Zoning Ordinance, shall be provided by the applicant.
5. The bylaws for the condominium must state that each unit only has one off-street parking space and residents must be notified on the parking restriction.
6. Any future redevelopment activity associated with the properties will require that all inadequate or absent public improvements be installed in accordance with the departmental comments noted in this staff report. Additionally, any future redevelopment will be subject to the requirements of the zoning ordinance.

Petition No. 410-07-08

Council District: Four

Council Member: Nancy Saxton

Request: a request by Scott Dee (agent for the developer) for Planned Development/Conditional Use approval for more than one principal building on the property located at approximately 250 West 600 South. The building on the west portion of the subject property is to be a Starbucks store (1,800 sq ft) with drive-through facilities. The other proposed building (7,000 sq ft) on the east portion of the property is to be used for commercial purposes.

Decision: The Commission made a motion to approve the Planned Development/Conditional Use request subject to the following conditions:

1. The applicant shall satisfy and adhere to all the requirements as noted by the various City Departments/Divisions as listed in the staff report.
2. The applicant shall satisfy the appropriate landscape requirements for the proposed development in conformance with Chapter 21A.48 of the Salt Lake City Ordinance.
3. The applicant shall provide access from both the surrounding hotel and street for pedestrian traffic, with final design approval to be granted by the Planning Director.

Petition No. 400-07-06 (Zoning Map Amendment) and 400-07-07 (Master Plan Amendment)

Council District: Two

Council Member: Van Turner

Request: a request by Elizabeth Trujillo and Jeanette Trujillo to amend the West Salt Lake Community Master Plan and Zoning Map for the properties located at approximately 376 South 900 West, 366 South 900 West, 364 South 900 West, 362 South 900 West and 360 South 900 West. The Master Plan Amendment proposes changing the future land use map from low density residential to medium density mixed use for the subject properties. The Zoning Map Amendment

proposes rezoning the subject properties from RMF-35 Moderate Density Multi-Family Residential District to RMU-45 Residential/Mixed Use District.

Decision: The Commission made a motion to forward a positive recommendation to City Council regarding the proposed Zoning Map Amendment and Master Plan Amendment subject to the following conditions:

400-07-07(Master Plan Amendment):

1. The proposal does not detract from the single-family character of adjacent low-density residential neighborhoods.
2. The proposal does not frustrate the strategies identified for low density single-family residential neighborhoods identified within the 1995 West Salt Lake Community Master Plan.
3. The proposal encourages neighborhood commercial development as identified within the 1995 West Salt Lake Community Master Plan.
4. The proposal is consistent with the March 2006 draft of the West Salt Lake Community Master Plan which was recommended by the Planning Commission to the City Council for adoption.

400-07-06 (Zoning Map Amendment):

1. The proposed amendment is consistent with the purposes, goals, objectives and policies of the proposed West Salt Lake Community Master Plan amendment.
2. The proposed amendment is harmonious with the overall character of the existing development in the immediate vicinity of the subject property.
3. The proposed amendment does not adversely affect adjacent properties.

Petition No. 410-07-10

Council District: Three

Council Member: Eric Jergensen

Request: a Conditional Use request by Steven Lowe to construct a 378 square foot accessory structure on an accessory lot located at approximately 324 'A' Street. The property is zoned SR-1A Special Development Pattern Residential District.

Decision: The Planning Commission made a motion to approve the request for an accessory use/Conditional Use on an accessory lot, based upon the findings of fact in the staff report and the discussion held during the public hearing, subject to the following conditions:

1. The petition shall comply with all applicable City regulations and departmental comments contained within the Planning Commission Staff Report.
2. The accessory structure shall comply with the 14 foot maximum height requirement specified by City Ordinance.

Petition No. 410-07-11

Council District: Two

Council Member: Van Turner

Request: a request by Michael Druce for Planned Development/Conditional Use approval to extend a reduced width right-of-way for a proposed two lot residential subdivision located at approximately 1492 South 900 West and 1487 South 1000 West.

Decision: The Planning Commission made a motion to approve the request to extend the reduced right-of-way subject to the following conditions:

1. Applicant shall amend associated subdivision engineering plans to extend construction of the public street (i.e. Cannon Oaks Place) and required utilities to the northern most property lines.
2. Approval of planned development application shall be contingent upon compliance with all applicable departmental comments and development policies included within the staff report.
3. Planned development shall contain an emergency vehicle turnaround that is compliant with City development regulations and policies.
4. Applicant shall include sidewalk along the east side of the proposed road extension, consistent with adjacent planned development (i.e. Cannon Place Subdivision).
5. Street lighting shall be consistent with decorative light poles and fixtures installed within adjacent planned development (i.e. Cannon Place Subdivision).
6. Planned development approval shall be contingent upon recordation of a subdivision plat compliant with all applicable City Ordinances and approved by the City.
7. The design and materials of the turnaround shall be approved by the Planning Director.

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
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
John Spencer, Property Management
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