

GEORGE G. SHAW, AICP  
PLANNING DIRECTOR

CHERI COFFEY, AICP  
DEPUTY PLANNING DIRECTOR

CRAIG SPANGENBERG  
HOUSING / ZONING ADMINISTRATOR

# 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:** July 2, 2007

**TO:** Mayor  
City Council *cc*

**FROM:** Cheri Coffey, Deputy Planning Director for George Shaw, Planning Director

**RE:** **SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE JUNE 27, 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 410-06-29 & Petition 490-07-09**— a request by Cooper Roberts Simonsen Architects, represented by Jeremy Jones, for Conditional Use/Planned Development and Preliminary Subdivision consideration for seventeen single-family dwellings, located at approximately 690 North West Capitol Street in the Capitol Hill Historic District. The subject property is located in a Special Development Pattern Residential District (SR-1A) Zoning District (Staff—Lex Traughber at 535-6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)).

**Decision: Approved with conditions**

**Council District: Three**

**Council Member: Eric Jergensen**

**Petition 410-07-07**—a request by Beehive Telephone, Inc. to install a telecommunications tower in the designated telecommunication site, described in Zoning Ordinance section 21A.32.100, located at approximately 1727 North 200 West in an Open Space (OS) Zoning District (Staff—Nick Norris at 535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)).

**Decision: Approved with conditions**

**Council District: Three**

**Council Member: Eric Jergensen**

**Petition 410-07-09**— a request by Anthony Christensen, represented by Kay Berger, to allow a conditional use for a place of worship at approximately 352 & 360 East, 300 South in a Residential/Mixed Use (RMU) Zoning District. The Church of The Living God proposes to occupy and utilize the existing buildings and parking on the site. (Staff—Casey Stewart at 535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)).

**Decision: Approved with conditions**

**Council District: Four**

**Council Member: Nancy Saxton**

**Petition 400-07-03**— a request by Jennifer and Zachary Parrish to vacate the entire alley that runs North/South between approximately Lincoln Street and 1000 East and Elm Avenue and Sugarmont Drive. The subject alley is located in the R-1-5000 (Single Family Residential) Zoning District. (Staff—Ana Valdemoros at 535-7236 or [ana.valdemoros@slcgov.com](mailto:ana.valdemoros@slcgov.com)).

**Decision: Forwarded a positive recommendation to City Council.**

**Council District: Seven**

**Council Member: Søren Simonsen**

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  
City Council Liaisons  
Planning Commission File

Due to the amount of public interest in Petitions 410-06-29 and 490-07-09,  
the draft motion is attached on the following page.

**Attachment I**  
**Draft Motion**

**Regarding Petitions 410-06-29 and 490-07-09, a request by Cooper Roberts Simonsen Architects, represented by Jeremy Jones, for Conditional Use/Planned Development and Preliminary Subdivision consideration for seventeen single-family dwellings, located at approximately 690 North West Capitol Street in the Capitol Hill Historic District, Commissioner De Lay made a motion to approve the Conditional Use Planned Development, based upon the testimony heard this evening, the findings of fact and the conditions as listed on pages twenty-four and twenty-five of the staff report:**

1. The applicant shall satisfy and adhere to all the requirements as noted by the various City Departments and Divisions in the staff report.
2. Prior to the issuance of a building permit, final approval of the landscape plan shall be delegated to the Planning Director.
3. Consistent with the submitted preliminary plat attached to the report, the minimum street width shall be twenty-four feet (24'), sidewalk on one side, and thirty foot (30') right-of-way.
4. The overall perimeter side and rear yard setbacks are modified as shown on the attached preliminary plat.
5. A final plat is required.
6. A plat note shall be added to the final plat stating that access to each residence will be provided off of Darwin Street. No access shall be granted off of West Capitol Street.
7. A provision for a home owners association shall be implemented prior to recording a final plat to ensure the maintenance of all common areas in the development.
8. A final geotechnical report shall be approved by the Planning Director prior to final plat approval.
9. Final design of the residential structures is delegated to the Planning Director to be consistent with Historic Landmark Commission approval.

**Commissioner McHugh seconded the motion. Commissioners Wirthlin, Muir and Woodhead voted "Aye". Commissioners Scott and Chambless voted against the motion. The motion carried 5-2.**