

# MEMORANDUM



Planning and Zoning Division  
Department of Community Development

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**TO:** Salt Lake City Planning Commission

**FROM:** Kevin LoPiccolo, Zoning Administrator

**DATE:** May 23, 2007

**SUBJECT:** Petition Number 410-06-28, a Conditional Use request by Robert Bunnell for a Rooming House at 149 South 900 East, in a RMF-30 (Low Density Multi-Family Residential) Zoning District.  
*This petition has been reopened by the Planning Commission.*

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## **Background**

On April 11, 2006, the Planning Commission approved Petition 410-06-28 by Robert Bunnell, to allow the conversion of a single family residence located at 149 South 900 East into a seven bedroom rooming house, subject to the applicant meeting the conditions of approval:

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 Rooming House is limited to a maximum of seven people.
5. The rear yard area used for vehicle parking shall be comprised of hard surfacing, 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 six foot (6') masonry wall.

On April 25, 2007, the Commission asked for reconsideration of some of the conditions of the previous motion for Petition 410-06-28. The Commission agreed to rehear this matter without needing public testimony, but allow the meeting to be open for the public to attend and for the applicant to answer any further questions. Based on the Planning Commission minutes of April 25, 2007, Staff has prepared the following conditions for the Commission to consider. The proposed changes are in red.

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 Rooming House is limited to a **maximum occupancy of seven.** ~~maximum of seven people.~~
5. The rear yard area used for vehicle parking shall be comprised of hard surfacing, 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 six foot (6') masonry wall. **The proposed retaining wall design shall be reviewed and approved by the Planning Commission.**
8. **The applicant, pursuant to the approval of the conditional use stipulates that all necessary City Code regulations and requirements be completed within six (6) months of the Planning Commission approval. If the code requirements are not completed within the required six (6) months, the conditional use approval shall become null and void.**

### **Exhibits**

Exhibit A – Planning Commission Minutes of April 11, 2007

Exhibit B – Planning Commission Minutes of April 25, 2007

Exhibit C – Staff Report and attachments of April 11, 2007

**Exhibit A – Planning Commission Minutes of April 11, 2007**

**Exhibit B – Planning Commission Minutes of April 25, 2007**

**Exhibit C – Staff Report and attachments of April 11, 2007**