

## MEMORANDUM

**DATE:** May 29, 2007

**TO:** Mayor  
City Council

**FROM:** George Shaw, Planning Director

**RE:** **SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE May 23, 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. 410-06-28**  
**Council District: Four**  
**Council Member: Nancy Saxton**

**Request:** (Reopened at the request of the Planning Commission on April 25, 2007)—a request by Robert Bunnel 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 has 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. The Planning Commission would like to reopen this petition to clarify the conditions and possibly add new conditions.

**Decision:** The Commission made a motion to approve the conditional use based upon conditions 1—10 as articulated:

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.

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, with final approval from the Planning Director.
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 solid wall design shall be reviewed and approved by the Planning Director.
8. If the code requirements are not completed within the required six (6) months, the conditional use approval shall become null and void.
9. The applicant will be required to comply with all applicable state and federal housing laws in.
10. The conditional use is recorded with the county.

**Petition No. Petition 410-768**  
**Council District: Seven**  
**Council Member: Soren Simonson**

**Request:** a request by T-Mobile USA to amend a condition of approval for a wireless telecommunication facility located at approximately 1596 East Stratford Ave in a CN Neighborhood Commercial Zone. The Planning Commission granted approval of the telecommunication facility on June 14, 2006 with a condition that required the applicant to work with the adjacent property owners on obtaining access from Glenmare Street. The applicants are proposing an alternate access from Stratford Ave.

**Decision:** The Planning Commission made a motion regarding Petition 410-768 to specifically modify condition 7 to read, *the telecommunication facility is installed and access from the subject property and not accessed across any adjacent property.* The following Conditions 1—6 would remain applicable to this petition and would not be altered by the amendment to condition of approval 7:

1. A professional engineer's stamp shall be provided on the construction drawings.
2. All cabling leading to antennas shall be placed within a conduit.
3. The utility pole, antennas, mounting and conduit shall be painted a flat color to match existing wood utility poles.
4. The petitioner shall meet applicable City, County, State or Federal requirements.
5. The conditional use approval shall be valid for a one year period unless a building permit is issued and construction is actually begun, or the use commence within that period, or a longer time is requested and granted by the Administrative Hearing Officer.
6. That the fence surrounding the equipment building not be taller than six feet (6') high, and that barbed wire not be used.

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  
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DJ Baxter, Redevelopment Agency Director  
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Kevin Young, Transportation Planning Engineer  
Lynn Pace, Deputy City Attorney  
John Spencer, Property Management  
City Council Liaisons  
Planning Commission File