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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: November 29, 2007

TO: Mayor
City Council

FROM: George Shaw, Planning Director *GS*

RE: **SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE NOVEMBER 28, 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.

1. **Petition 400-07-19, Amend Conditional Use Regulations (Previous Planning Commission public hearing held on November 14, 2007)** — a request by the Salt Lake City Council to amend sections of the Salt Lake City Zoning Ordinance relating to Conditional Uses in general and specifically focusing on the Table of Permitted and Conditional Uses, the criteria by which Conditional Uses are reviewed and approved, and the powers and duties of the Planning Commission relating to Conditional Uses. On July 17, 2007, the City Council passed Ordinance Number 49 of 2007 which placed a moratorium on all Conditional Uses in residentially zoned districts and those abutting residentially zoned areas throughout the City and this petition is in response to that moratorium.

Decision: the Planning Commission forwarded a positive recommendation to the City Council with modifications to the zoning ordinance relating to conditional uses in general.

Council District: Citywide

Council Member: All

2. **Petition 400-05-16, Building and Site Design Review (Previous Planning Commission public hearing held on November 14, 2007)**—a request by the Salt Lake City Planning Commission, requesting amendments to the zoning ordinance relating to Conditional Building and Site Design Review. In 2005, the City Council Adopted the Conditional Building and Site Design Review Process as part of the Walkable Communities Ordinance. The proposed text amendment will allow for a review of design related requests, which have been previously approved through the Conditional Use process to be reviewed through the Building and Site Design Review Process. Items that are proposed to be reviewed through the Building and Site Design Review Process, rather than the Conditional Use process, include: additional building height, building façade materials, minimum building setbacks and first floor glass requirements.

Decision: the Planning Commission forwarded a positive recommendation to the City Council to adopt the proposed changes to the zoning ordinance relating to Conditional Building and the Site Design Review.

Council District: Citywide

Council Member: All

3. **Petition 400-07-18, Riparian Corridor Overlay District continuation (Previous Planning Commission public hearing held on November 14, 2007)** — on July 17, 2007 the City Council enacted a moratorium and Temporary Land Use Regulations for Non-Ephemeral above Ground Streambed Corridors. The purpose, as stated in this draft zoning regulation, is to minimize erosion, stabilize stream banks, protect water quality, preserve fish and wildlife habitats, as well as preserve aesthetic values of natural watercourses and wetland areas. Planning Staff has created the new draft Riparian Corridor Overlay District to address protection for the streams east of I-215, which will include the Jordan River. Also proposed are minor revisions to the existing Lowland Conservancy Overlay District to remove the Jordan River and focus on streams west of I-215 and the surplus canal.

Decision: the Planning Commission forwarded a favorable recommendation to the City Council with modified recommendations.

Council District: Citywide

Council Member: All

4. **Petition No. 400-07-27, "Formula Based" Business Ordinance Zone Text and Map Amendment (Previous Planning Commission public hearing held on November 14, 2007)**— Salt Lake City Mayor Rocky Anderson has initiated a petition to analyze the appropriateness of amending the provisions of the Salt Lake City Zoning Ordinance, creating a new "Overlay" zone prohibiting "Formula Based" or chain businesses in specific neighborhood business districts (Staff—Kevin LoPiccolo at (801) 535-6003 or kevin.lopiccolo@slcgov.com).

Decision: postponed until December 12, 2007

Council District: Citywide

Council Member: All

5. **Petition 410-07-26, for Qwest Corporation, Foothill Place Apartment Utility Cabinet conditional use**—a request by Michael Johnson, representing Qwest, for a conditional use for utility installation of a power pedestal adjacent to existing telecommunication cabinets within a private easement located at the northwest corner of the Foothill Place Apartments at approximately 2200 East Foothill Drive. The property is located in an RMF-35 Zoning District (Moderate Density Multi Family).

Decision: approved with conditions

Council District: Seven

Council Member: Søren Simonsen

6. **Petition 410-06-07, Devine Conditional Use for an Office Use in a Landmark Site**—a request by Michael Devine at approximately 1177 East South Temple Street for an extension of time for a conditional use approval to establish an office use in the Armstrong House. This property is a Landmark Site in a SR-1A Zoning District.

Decision: withdrawn by the applicant
Council District: Three
Council Member: Eric Jergensen

7. **Petition 480-07-28, Deville Cliff Condominiums**—a request by Drew Neidert, requesting preliminary approval for a 14 unit residential condominium conversion located at approximately 633 East 4th Avenue in an SR-1A (Special Development Pattern Residential).

Decision: approved with conditions
Council District: Three
Council Member: Eric Jergensen

8. **Petition 490-07-34, Hemingway, Stanley Subdivision Amendment**—a request by Mr. and Mrs. Stanley represented by Gary Evershed of Lowell Construction Company for a subdivision amendment to combine two lots into one at approximately 607 North Capitol Park Avenue. The proposed amendment is in the FR-3 (Foothills Residential) Zoning District.

Decision: denied
Council District: Three
Council Member: Eric Jergensen

9. **Petition 410-07-37, for Rocky Mountain Power Utility Boxes-Marmalade conditional use**—a request for approval for a Conditional Use, to install above ground electric utility boxes that exceed height and volume limits at the northeast corner of 500 N 300 W, and both the southeast corner and southwest corner of 600 N 300 W. The site is located within the public way. The project purpose is to convert the overhead power distribution lines to underground lines and provide service to the new Marmalade mixed-use project. Public/private utility structures in residential zoning districts require conditional use review and approval by the Planning Commission. The project is in the RMU-45 (Residential-Mixed Use) Zoning District.

Decision: approved with conditions
Council District: Three
Council Member: Eric Jergensen

cc:

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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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