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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: October 12, 2007

TO: Mayor
City Council

FROM: Kevin LoPiccolo, Zoning Administrator 

RE: **SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE OCTOBER 10, 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.

- a. **Petitions 410-761 and 490-06-04, Bouck Village Planned Development**—a request by Monte Yedlin for a time extension for the approval of the Bouck Village Planned Development located at approximately 1566 West 500 North in a Single Family Residential (R-1-5,000) Zoning District. The expiration date of the approval for the planned development was on May 20, 2007. The applicant recently purchased the property and is requesting that the approval date be extended until May 10, 2008 to allow time to record the final plat. The applicant is also asking that the side yard of lot 4 be decreased from 20 feet to 15 feet to be consistent with lots 1 through 3.

Decision: The Commission approved a motion to grant the time extension and allow the amendment to the side yard setback.

Council District: One

Council Member: Carlton Christensen

- b. **Petitions 410-06-29 & 490-07-09, Capitol View Planned Development and Preliminary Subdivision**—a request for clarification regarding the approval that the Planning Commission granted for this project on June 27, 2007, concerning the proposed average lot size and overall project density (Staff—Lex Traughber (801)535-6184 or lex.traughber@slcgov.com).

Decision: The Commission made a motion to reaffirm their original decision to approve the petitions

Council District: Three

Council Member: Eric Jergensen

- c. **Petition 410-07-20, Rocky Mountain Power-Donner Way**—a request for approval for a Conditional Use, to install above ground utility vaults (which will replace existing below ground vaults) at approximate locations near 900 S, 910 S, 913 S, 925 S, and 939 S. Donner Way, 895 S. Donner Circle; 3075 E. and 3125 E. Kennedy Drive. The project is in the RMF-45 (Moderate/High Density Multi-Family Residential) Zoning District, in Council District Six (Staff—Marilynn Lewis at 535-6409 or marilynn.lewis@slcgov.com).

Decision: The petition was approved subject to the conditions as listed in the staff report.

Council District: Six

Council Member: Dave Buhler

- d. **Petition 400-07-19, Conditional Use**— 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 for which Conditional Uses are reviewed and approved and the powers and duties of the Planning Commission are relating to conditional uses. This is an Issues Only hearing Public comment will be taken at this hearing; however no final decision will be rendered at this meeting by the Planning Commission as a result of the discussion and public comment. The Planning Commission will schedule a meeting in the future to make a final decision. (On July 17, 2007, the City Council past 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. This petition is in response to the moratorium (Staff—Nole Walkingshaw at 535-7128 or nole.walkingshaw@slcgov.com).

Decision: No decision was made at this time as it was an Issues Only Hearing.

Council District: Citywide

Council Member: All

- e. **Petition 400-05-16, Building and Site Design Review**—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. This is an Issues Only hearing to consider and discuss the proposed text amendment. Public comment will be taken at this hearing; however no final decision will be rendered by the Planning Commission at this meeting The Planning Commission will schedule a meeting in the future to make a final decision (Staff—Nole Walkingshaw at 535-7128 or nole.walkingshaw@slcgov.com).

Decision: No decision was made at this time as it was an Issues Only Hearing

Council District: Citywide

Council Member: All

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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HAAB Board and Commission Members
BOA Commission Members