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SALT LAKE CITY CORPORATION
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING DIVISION

RALPH BECKER
MAYOR

FRANK B. GRAY
COMMUNITY AND ECONOMIC
DEVELOPMENT DIRECTOR

MEMORANDUM

DATE: December 13, 2008
TO: Mayor Becker
City Council
FROM: Wilf Sommerkorn, Planning Director
RE: **SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE
December 10, 2008 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.

Clarification of Condition of Previously Approved Planned Development

1. A request to have the Planning Commission clarify a condition of approval given in May, 1995 for Case No. 410-175, relating to a request by 4th South Entertainment Partnership for a commercial planned development at approximately 615 East 400 South in the Commercial Shopping "C-S" zoning district. The clarification relates to the condition to obtain a cross easement over the property at approximately 613 East 400 South.

Staff Contact: Cheri Coffey
Decision: Cancelled
Council District: Citywide
Council Member: Citywide

Public Hearings

2. **Petition 410-08-55, PLNPCM2008-00187, McGillis School**—a request by the McGillis School, represented by Glen W. Anderson, for a Conditional Use to allow for additional height on the proposed addition to the existing building at approximately 668 South 1300 East in the Institutional Zoning District. The height of the proposed building is approximately 38.5 feet (with additional height extensions for decorative features to match surrounding architecture), consistent with the height of the existing school building. The ordinance allows heights over 35 feet, but less than 75 feet, as a conditional use in the Institutional Zoning District.

Staff Contact: Doug Dansie
Decision: Postponed
Council District: Four
Council Member: Luke Garrott

3. **PLNPCM2008-00347 Central City Recreation Center Zoning Amendment**—a request by Salt Lake County to amend the City zoning map for the property located at approximately 615 South 300 East so that the entire property is zoned PL (Public Lands). The subject property is the current location of the Central City Recreation Center and currently has a split zoning designation of Multi-Family RMF-35 and PL.

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Staff Contact: Casey Stewart
Decision: Postponed
Council District: Four
Council Member: Luke Garrott

4. **Petition PLNPCM2008-00744 Autozone Planned Development Amendment**—a request by The Boyer Co., represented by Nate Swain, for a conditional use to amend a recently approved planned development to include a monument sign. The pad site for the proposed Autozone auto parts retail building is not a separate lot and therefore is not eligible, per the sign ordinance, for its own monument sign. The subject site is located at approximately 1199 East 3300 South, at the south entrance to Brickyard Plaza, in a CB zoning district.

Staff Contact: Casey Stewart
Decision: Postponed
Council District: Seven
Council Member: Søren Simonsen

5. **Rosewood Senior Housing Project Master Plan Map and Zoning Map Amendments, Street Closure and Declaration of Surplus Property**—a request by the Housing Authority of Salt Lake City, represented by Executive Director Bill Nighswonger, for approval for a 75 unit senior housing development at approximately 158 North 600 West and approximately 171-187 North Phoenix Circle.

- a. **Petition PLNPCM2008-00466 Master Plan Amendment**—the applicant is requesting approval to amend the Capitol Hill Community Master Plan’s Future Land Use Map for the property from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre).
- b. **Petition PLNPCM-00470 Zoning Map Amendment**—the applicant is requesting approval to rezone the property from SR-3 and SR-1A Special Development Pattern Residential to RMF-45 Residential Multi-Family.
- c. **Petition PLNSUB-00615 Street Closure and Declaration of Surplus Property**—the applicant is requesting that the City close platted, but unimproved Phoenix Circle (located at approximately 560 West at 200 North. As part of the closure the request, the applicant is requesting that the Planning Commission declare Phoenix Circle as Surplus Property.

Staff Contact: Ray Milliner
Decision: Postponed
Council District: Three
Council Member: Eric Jergensen

Issues Only Hearing

6. **Petition No. PLNPCM2008-00409, Salt Lake City Zoning Ordinance text and Building Code text amendments—this is an Issues Only Hearing. Public input is welcome. The Planning Commission will not make a decision on the matter at this meeting.** This is a request by the Salt Lake City Planning Commission to analyze the feasibility of amending the City Code as it pertains to residential condominium conversions. The following issues are being considered:

Zoning Ordinance:

1. Expand Planning Director oversight for exterior building and site improvements as may be required.
2. Amend definitions to specifically state that condominium conversions of existing residential apartment buildings to condominium ownership are not a “Change of Use”.

Building Ordinance:

1. Requiring exterior building conditions; interior building standards; space and occupancy standards, light and ventilation standards and fire safety-egress standards to apply to the

residential apartment—condominium conversion process, as required by the Salt Lake City Existing Residential Housing Code.

2. Require the installation of a smoke detector system conforming to manufacturer's recommendations
3. Require fire sprinkler systems in buildings with more than 3 units.
4. Require compliance with chapter 18.96.050 (Fit Premises): Property owner to maintain the premises and each dwelling unit.

Staff Contact: Nole Walkingshaw

Decision: Issues only hearing, no decision was made

Council District: Citywide

Council Member: Citywide

cc: David Everitt, Chief of Staff
Esther Hunter, Advisor to the Mayor
Frank Gray, Community Economic Development Director.
Mary De La Mare-Schaefer, CED Deputy Director.
Wilf Sommerkorn, 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
Nielson, Paul, Land Use Attorney
John Spencer, Property Management
City Council Liaisons
Planning Commission Members
Planning Staff