

# SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT  
PLANNING AND ZONING DIVISION

RALPH BECKER  
MAYOR

## MEMORANDUM

**DATE:** November 13, 2008  
**TO:** Mayor Becker  
City Council  
**FROM:** Wilf Sommerkorn, Planning Director  
**RE:** Summary of Actions taken by the Planning Commission at the November 12, 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.

## BRIEFING

- 1. Conditional Use Project- Issues for Further Study, Part II**—The Planning Staff will review and discuss with the Planning Commission the proposed responses to issues that were raised during the City Council's recent review of conditional use regulations. The City Council requested further study of issues that were not addressed prior to the July 22, 2008 adoption of amendments to the Zoning Ordinance relating to conditional and permitted uses. The Planning Staff is requesting comment and direction from the Planning Commission prior to submitting the responses to the City Council for its review.

**Staff Contact:** Cheri Coffey

**Decision:** Approved staff's course of action and further analysis.

**Council District:** Citywide

**Council Member:** Citywide

## PUBLIC HEARING

- 2. 2421 E. Parley's Way Master Plan and Zoning Map Amendment**—a request by Lisa Sieg, applicant, for a master plan and zoning map amendment for the property located at approximately 2421 East Parley's Way. The subject property is the current location of the business known as "The Language of Flowers".
  - a. Petition 400-08-22 or PLNPCM208-00238, 2421 East Parley's Way Zoning Map Amendment**—a request to amend the Salt Lake City Zoning Map for the subject property (parcels 16-22-203-018 & 034) from R-1-5,000 (Single Family Residential District) to CB (Community Business District).
  - b. Petition 400-08-23 or PLNPCM2008-00239, 2421 East Parley's Way Master Plan Amendment**—a request to amend the East Bench Community Future Land Use Map for the subject property (parcels 16-22-203-018 & 034) from "Low Density Residential" to "Neighborhood Business".

**Staff Contact: Lex Traughber**

**Decision: Forwarded a positive recommendation to the City Council.**

**Council District: Seven**

**Council Member: Søren Simonsen**

- Petition 400-08-17, 1150 E. Downington Avenue Partial Street Closure**—a request by Jared and Louise Millington that a portion of Downington Avenue, located at approximately 1150 East Downington and adjacent to their residential property, be declared surplus by the City, closed, and sold. Downington Avenue at this location is a dead end street and unimproved. The purpose of the request is to incorporate a portion of this street into the Millington's residential parcel in order to improve the property.

**Staff Contact: Lex Traughber**

**Decision: Approved with conditions**

**Council District: Seven**

**Council Member: Søren Simonsen**

- PLNPCM2008-00361 Linh Cao minor auto repair** — a request by Linh Cao for conditional use approval for an automobile repair (minor) business to operate on property located at 1255 West 400 South in a CN (Neighborhood Commercial) zoning district. The subject property and buildings have been used for automobile repair in the past.

**Staff Contact: Casey Stewart**

**Decision: Approved with conditions**

**Council District: Two**

**Council Member: Van Turner**

- Amendment to Petition 410-329 pursuant to Petition 400-04-25**—a request by the Boyer Company to create a sign package for an open air mall (Gateway). The proposed action is an amendment to the planned development approval of the Gateway mixed-use complex to adopt a sign package for the open-air mall portion of the development. The Gateway is generally located at between 400 and 500 West from North Temple to 200 South. Petition 400-04-25, which was approved by the Planning Commission and City Council, allows open air malls to create their own internal signage package when included as part of a planned development. The Boyer Company is requesting an amendment to the original planned development approval (410-329) to include a signage package.

**Staff Contact: Doug Dansie**

**Decision: Tabled until November 19, 2008**

**Council District: Four**

**Council Member: Luke Garrott**

- Petition No. PLNPCM2008-00641, Zoning Text Amendment for Community Correction Facilities (Halfway Homes) in the General Commercial (CG) and Light Manufacturing (M-1) Zoning Districts**—a request by the Salt Lake City Council to analyze current regulations for Halfway Homes, which do not adequately address the size and concentration or the potential impacts of large halfway home facilities on adjacent properties.

**Staff Contact: Everett Joyce**

**Decision: Forwarded a favorable recommendation to the City Council.**

**Council District: Citywide**

**Council Member: Citywide**

7. **Petition No. PLNPCM2008-00640, Salt Lake City Code Maintenance; Fine Tuning text amendments**—a request by Salt Lake City Mayor Becker to analyze the feasibility of amending the City Zoning Ordinance to provide for clarity and efficiency of use as part of an ongoing process of code maintenance. The following issues are being considered:
- a. Chapter 21A.46.110 Signs. Clarify the extension limits for projecting signs within the Downtown D-1 and D-4 Zoning Districts.
  - b. 21A.46 Yard Sale Signs. Provide consistent display period requirements between sign and business license ordinance.
  - c. 21A.52.090A. Special Exceptions. Provide an extension of time requirement consistent with the General Applications and Procedures section of the Zoning Ordinance.
  - d. 21A.32 Special Purpose Districts. Clean up remnant floor area ratio text references for the RP, BP Institutional Districts text.
  - e. 21A.24 Interior Side Yard and Corner Yard setbacks. Provide setback requirements for nonresidential uses in multifamily zoning districts.
  - f. 21A.24 RMF-30 and RMF-35 Maximum building coverage. Define the building coverage area for nonresidential uses in multifamily zones.
  - g. 21A.08.030, Zoning Certificates. Clarify that zoning certificates are required for principal use and not accessory uses.
  - h. 21A.22 Zoning Districts, Map And Boundaries. Clarify how lots of record that are split by multiple zoning districts affect Zoning District boundaries
  - i. 21A.52.030G Special Exceptions. Circular driveways that meet the zoning standards should be allowed as a permitted use.

**Staff Contact: Everett Joyce**

**Decision: Forwarded a favorable recommendation to the City Council.**

**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