

# SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT  
PLANNING AND ZONING DIVISION

RALPH BECKER  
MAYOR

## MEMORANDUM

**DATE:** September 16, 2008  
**TO:** Mayor Becker  
City Council  
**FROM:** Wilf Sommerkorn, Planning Director *WS*  
**RE:** SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT THE September 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.

1. **Petitions 410-06-29 & 490-07-09, Request for Time Extension: Capitol View Conditional Use/Planned Development and Subdivision**—a request by Jeremy Jones for a twelve month time extension for the approvals granted for the Capitol View project. The Planning Commission approved the project on October 10, 2007. Section 21A.54.120 of the Zoning Ordinance limits the validity of approval for conditional uses to 12 months, unless a longer time period is requested and granted by the Planning Commission. The subject property is located at approximately 690 North West Capitol Street.

**Staff Contact:** Lex Traughber  
**Decision:** Time extension granted.  
**Council District:** Three  
**Council Member:** Eric Jergensen

## PUBLIC HEARING

2. **Petition 400-07-35, Christus St. Joseph Villa Master Plan Amendments**—a request by Christus Health Utah represented by Galen Ewer, CEO/Administrator for Christus St. Joseph Villa, proposes to change the land use designation in the Future Land Use Map of the Central Community Master Plan for seven parcels located adjacent to the Christus St. Joseph Villa campus at 451 East Bishop Federal Lane. The addresses of the seven parcels according to County records are 1952, 1962, 1966 South 500 East and 455, 459, 465, 475 E. Hollywood Avenue. The applicant proposes to change the land use designation on these parcels from "Low Density Residential" to "Institutional" in order to facilitate redevelopment and expansion of the Christus St. Joseph Villa campus. The applicant also proposes to amend the Blocks 4 & 5 - East Waterloo Subdivision Small Area Master Plan that was adopted in 1992 to address the future expansion needs of Christus St. Joseph Villa.

**Staff Contact:** Lex Traughber  
**Decision:** Forwarded a positive recommendation to the City Council.  
**Council District:** Five  
**Council Member:** Jill Remington-Love

3. **Petitions 400-07-15 and 400-07-16 Parleys Way Wal-Mart Rezoning and Master Plan Amendment**—a request by CLC Associates, Inc. on behalf of Wal-Mart for a zoning map amendment and a master plan amendment to the East Bench Master Plan located at approximately 2705 East Parleys Way. The parcel is currently zoned Community Business (CB) and the site is developed with a non-complying use (supercenter) in a nonconforming structure. CLC Associates, Inc. is requesting that the property be rezoned to Community Shopping (CS) to allow for the construction of a new supercenter.

**Staff Contact:** Nick Britton  
**Decision:** Forwarded a negative recommendation to the City Council.  
**Council District:** Seven  
**Council Member:** Søren Simonson

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4. **Petition 410-08-50 (PLNPCM2008-00196) Piper Down Private Club Conditional Use Expansion at approximately 1492 South State Street**—a request for approval to expand the existing private club structure and the rear outdoor dining. The private club was a previously approved conditional use in the CC zoning District).

**Staff Contact:** Marilyn Lewis  
**Decision:** Approved with condition.  
**Council District:** Four  
**Council Member:** Jill Remington-Love

5. **Petition 400-07-14, Declaration of Surplus Property and Alley Vacation**—a request by Vera Novak to vacate a portion of the alley abutting her property at approximately 2553 South Dearborn Street, and declare it as surplus property. The property is located in the R-1/7,000 – Single-family Residential Zoning District.

**Staff Contact:** Katia Pace  
**Decision:** Forwarded a negative recommendation to the City Council.  
**Council District:** Seven  
**Council Member:** Søren Simonson

6. **Petition 410-08-39 Autozone Planned Development**—a request by The Boyer Co., represented by Nate Swain, to construct a new 6,000 square foot commercial building on a pad site located at approximately 1199 East 3300 South, at the south entrance of the Brickyard Plaza, in a Community Business (CB) district.

**Staff Contact:** Casey Stewart  
**Decision:** Approved with conditions and modifications.  
**Council District:** Seven  
**Council Member:** Søren Simonson

7. **Petition 490-08-23 Ehrich's Subdivision of Block 23 Amendment**— a request by Ed and Joy Hashimoto, represented by Jason Nichols (Parsons, Behle, & Latimer law firm), for a subdivision amendment to reconfigure existing residential Lots 19, 20, and 21, Block 23, located at approximately 305 and 315 South 1200 East. The property is located in the R-2 (residential) district.

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

8. **Petition 400-08-18, a legislative action initiated by the Salt Lake City Council**—a request by the City Council for the preparation of an ordinance that would restrict the distance between businesses in Salt Lake City that provide "payday-loan check cashing services," and consider expanding the ordinance to cover the ratio of businesses to the number of people served, and where those businesses should be allowed.

**Staff Contact:** Everett Joyce  
**Decision:** Postponed until September 24, 2008  
**Council District:** City-wide  
**Council Member:** City-wide

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.  
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  
HLC Commission Members  
HAAB Board and Commission Members  
BOA Commission Members  
Planning Staff