

Salt Lake City Planning Division

Record of Decisions by the Planning Commission

Wednesday, December 9, 2009

5:45 p.m.

City & County Building

451 South State Street, Room 326

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- 1. PLNHLC2009-00021; Boundary Adjustment and Map Amendment (Rehearing)**—a request by the Planning Commission to reconsider the boundaries of historic districts for clarification purposes. The project affects properties in the City's six locally designated historic districts. This petition is being reheard to comply with the State notification requirements for zoning amendments.

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

- 2. PLNPCM2009-01003; Qwest Corporation DSL Conditional Use**—Qwest Corporation, represented by Ralph Vigil, requests conditional use approval for the replacement of a previous utility box in the *public right-of-way* adjacent to 2713 South Imperial Street. The box would face Imperial Street and be approximately 4 ½ feet tall and 7 feet wide. The property is located in City Council District 7, represented by Soren Simonsen.

Decision: Tabled

- 3. PLNPCM2009-00824; Declaration of Surplus Property and Minor Subdivision Approval**—a request for 3.16 acres of unused land located on the eastern portion of the Rose Park Golf Course, at approximately 1385 North 1200 West to be declared as surplus property and minor subdivision approval for a one lot subdivision. The property is currently zoned as Open Space. The subject property is located in Council District 1, represented by Carlton Christensen.

Decision: A positive recommendation was forwarded to the Mayor for the declaration of surplus property. The Planning Commission approved the one-lot minor subdivision with the following conditions:

- 1. That the applicant shall finalize the land acquisition with the Property Management Division**
- 2. That the applicant shall purchase the subject property for its fair-market value.**
- 3. That a minor subdivision plat is recorded in the office of the Salt Lake County Recorder prior to issuance of a building permit on the subject property.**
- 4. That the sale of the surplus property is subject to a Public Utilities easement on the north side of the property.**
- 5. That a landscape maintenance agreement be entered into between Public Utilities and the purchaser.**
- 6. That a 30 foot easement will be maintained by Public Utilities along the east property line for maintenance and replacement of 78 inch sewer interceptor and 60 inch storm drain.**
- 7. That an odor easement will be retained by Salt Lake City.**

8. That 1200 West Street will be improved by the purchaser, including curb, gutter, sidewalk, and a half width of asphalt pavement for the required right-of-way.
 9. That all requirements of the city departments/divisions must be met.
 10. That all requirements of the City Departments/Divisions must be met.
 11. That a deed restriction be added to the property and it's permitted uses to remain as open space.
4. **PLNPCM2009-00774; Jam in the Marmalade Private Club**—a request by Robert McCarthy for a conditional use approval to operate a private club, at approximately 751 North 300 West (currently a Tavern/Bar). The subject property is located in the MU (Mixed Use) zoning district in City Council District 3, represented by Eric Jergensen.

Decision: Approved with the following conditions:

1. The proposed Security and Operations Plan will be reviewed by the Community Police Officer for recommendations, followed by a distribution to necessary groups, or agencies. The Planning Director will have final approval on the Security and Operations Plan.
 2. The area beginning at the south east corner of the property will be landscaped from the corner of the property to the existing landscaped area on the south property line. The landscape buffer shall not encroach into the travel isle from the 300 West approach and shall not be less than four (4) feet in depth. Curbing or fencing shall be in place to prevent vehicle access from the parking area to Reed Avenue. The Planning Director will have final approval on landscaping and fencing.
 3. Lighting repairs made to the shielded parking lot lights, the wattage of the lights shall be such that the light is contained to the premises and will avoid creating unnecessary light pollution. Lighting to the site will be adequate to provide for safe access and minimize dark places for security purposes. Removal, redirection away from adjacent properties or shielding of existing flood lights is required.
 4. Compliance with all other City department requirements outlined in the staff report for this project.
5. **Petition PLNPCM2009-00495; Zoning Text Amendment Relating to Salt Lake City Alcohol Regulations** The Planning Division is reviewing a petition initiated by Mayor Becker to amend the Salt Lake City Zoning Ordinance in matters related to City alcohol regulations. The amendments are proposed to ensure consistency with State law, provide clarity in the Zoning Ordinance and process, and to allow alcohol related establishments throughout the City in areas where they are appropriate.

Decision: Tabled until January 27, 2010.

cc: David Everitt, Chief of Staff
Frank Gray, Community Economic Development Director.
Mary De La Mare-Schaefer, CED Deputy Director.
Wilf Sommerkorn, Planning Director
Pat Comarell, Assistant 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
Paul Nielson, Land Use Attorney
John Spencer, Property Management

