

Salt Lake City Planning Division
Record of Decisions by the Planning Commission
Wednesday, February 11, 2009
5:45 p.m.
City & County Building
451 South State Street, Room 326

.....

1. Time extension for Vista Industrial Planned Development and Subdivision: Petitions 410-07-38 and 490-07-58

DECISION: Extension granted for one year.

.....

2. **2009 Text Amendment Project:** A discussion on the proposed standards for Text and Map amendments, and the proposed changes to the Noticing and Appeals regulations.

DECISION: Discussion; no decision was made.

.....

3. **PLNPCM2008-00742, Rescue Mission of Salt Lake Master Plan Amendment**—a request by the Rescue Mission of Salt Lake, represented by Steve Trost, for an amendment to the West Salt Lake Master Plan to facilitate the relocation of a homeless shelter and associated services to property located at approximately 2945 West 900 South. The proposed amendment would modify the text of the master plan so that it would support, “appropriately placed and buffered special use residential development within nonresidential areas”. The West Salt Lake Master Plan does not currently support integrating residential and industrial types of land uses. The subject property is located in an M-1 Light Manufacturing zoning district. The property is located in City Council District Two, represented by Van Turner.

DECISION: Planning Staff should give direction to the applicant to amend their petition so that it is no longer a master plan amendment, it would be a a zoning text amendment that reclassifies homeless shelters as Institutional uses, and amend the table of permitted and conditional uses, to list it as a conditional use in Manufacturing Zoning Districts.

.....

4. **PLNSUB2008-00574 View of Valley (VoV at Sugar House) Planned Development**—a request by VoV, LLC, represented by Ronaldo Hunt, for a conditional use for redevelopment of existing Sugar House cottages located at approximately 1325-1339 East and 2100 South into a new single building, mixed use project (retail and residential). This property is located in City Council District Six, represented by J.T. Martin.

DECISION: Postponed

-
- 5. Avenue Heights Planned Development**—a request by Celtic Bank, for planned development approval of two principal structures on a single lot, and primary entrance on the side facade, located at approximately 678 North H Street. The project consists of removing the central section of a large single family home to create a duplex and single family home. The project is located in an SR-1A (Special Development Pattern Residential) zoning district. The property is located in City Council District Three, represented by Eric Jergensen.

DECISION: Approved with conditions:

1. Prior to the final occupation of either the buildings, a condominium conversion application shall be reviewed and approved by the City.
 2. No increase in the overall footprint of the site is allowed.
 3. No increase to the height of the structure shall be allowed as part of this application.
 4. Any changes in existing grade shall be reviewed and approved pursuant to the SLC Zoning Ordinance.
 5. Screening shall be provided on either side yard in the form of landscaping. A detailed landscape plan shall be provided as part of the building permit review.
 6. No increase in the number of dwelling units beyond the three as described in the proposal and approved by the city shall be allowed.
 7. No lighting shall create a nuisance to neighboring properties, nor shall concentrated rays of light shine onto other properties. Lighting shall be designed to minimize light trespass, glare, and other forms of light pollution with respect to other properties in the neighborhood, and flood lights and spotlights are expressly prohibited on the north side of the north structure and the south side of the south structure.
 8. Interior, off-street parking garages shall be included to accommodate a minimum of two vehicles in the north structure and four vehicles in the south structure (i.e. spaces for two vehicles per unit).
 9. No additional windows (to the existing structure as of January 2009) shall be added, nor existing windows enlarged, on the north side of the north structure, or the south side of the south structure.
 10. Proper drainage will be installed for roof runoff and other water runoff from the structures, designed and maintained in a way that does not cause spillover in the neighboring properties.
 11. Households within 300 feet of 678 H Street will be informed in advance of schedules for heavy demolition and excavation required to convert the structure, and demolition shall not occur on Sundays, federal holidays, or between the hours of 7 p.m. and 7 a.m.
-

- 6. Beck's Sanitation Conditional Use, PLNPCM2008-00778**—a request by Dan Magana, on behalf of Beck's Sanitation, located at approximately 578 South Iron Rose Place (3830 West) for a conditional use approval to locate a solid waste transfer station on the subject property. The property is located in an M-1 (Light Manufacturing) zoning district. The property is located in City Council District Two, represented by Van Turner.

DECISION: Approved with conditions:

1. Review is required from the State of Utah's Division of Solid and Hazardous Waste and the Salt Lake Valley Health Department as indicated by Salt Lake City's Environmental Performance Standards in Section 21A.36.180 of the Zoning Ordinance;
2. The grading plan should be submitted to Transportation that notes there is a maximum slope of two percent (2%) for the ADA parking stall and the staging area;
3. The interior circulation must be modified to accommodate semi-trucks if semi-truck track is expected on site;

4. The applicant must demonstrate in writing to Planning staff how material on the concrete drying bed will be prevented from becoming airborne;
5. A sidewalk is required between the public right-of-way and the building access to comply with the “Complete Streets” directive; and
6. An avigation easement must be filed with the Salt Lake City Airport Authority.

7. Staker & Parson Companies / Salt Lake City Corporation Land Exchange and Rezoning—a request of property exchange between Staker & Parson Companies and Salt Lake City Corporation, that involves approximately 99 acres of land east of Beck Street in the foothills of Salt Lake City. As part of the proposal, Salt Lake City would exchange approximately 27 acres of city-owned land zoned M-1 Light Manufacturing and OS Open Space for approximately 72 acres of land owned by Staker & Parson Companies, currently zoned OS Open Space and EI Extractive Industries. The purpose of the land exchange is for Salt Lake City to obtain ownership of, and preserve, open space land in accordance with the Beck Street Reclamation and Foothill Area Plan and to allow Staker & Parson Companies to expand their gravel mining operation. The proposal includes a zoning map amendment that would rezone the property acquired by Salt Lake City to Open Space and Natural Open Space and the property acquired by Staker & Parson Companies to Extractive Industries. The properties are located in City Council District Three represented by Eric Jergensen. The parcels included in the proposal are as follows: 08-13-300-009; 08-24-300-001 (portion of); 08-24-300-005 (portion of); 08-24-300-013-1001 (portion of); 08-24-300-011-1001; 08-25-200-001; and 08-25-200-008.

DECISION: Discussion; no decision was made.

8. Rocky Mountain Power Northeast Substation at 144 South 1100 East—a request by Rocky Mountain Power, for a conditional use planned development and preliminary subdivision approval to reconstruct and expand electric power capacity to the existing Northeast Substation. This is a discussion of the Issues Only hearing that took place on January 14, 2009; a decision will be made at a later date. The project is located in an RMF-30 Low Density Multi-family Residential zoning district. The property is located in City Council District Four, represented by Luke Garrott.

DECISION: Postponed

cc: Ralph Becker, Mayor
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
Nielson, Paul, Land Use Attorney
John Spencer, Property Management
City Council Liaisons