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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

## SALT LAKE CITY PLANNING DIVISION

# RECORD OF DECISION OF PLANNING COMMISSION

Wednesday, January 14, 2009

5:45 p.m.

*City & County Building*

*451 South State Street, Room 326*

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**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 in order to reconstruct and expand electric power capacity to the existing Northeast Substation, located at approximately 144 South 1100 East. The project consists of installation of a new 46/12.5 kilovolt (kV) transformer. The project also includes replacement of obsolete, deteriorated electrical equipment and supporting structures. Associated bus work and circuit breakers will be constructed to meet electrical safety clearance and insulation requirements to accommodate future operation at 138 kilovolts (kV). 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 (Staff contact: Everett Joyce at 535-7930 or everett.joyce@slcgov.com).

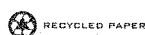
- a. **PLNSUB2008-00641 Conditional Use Planned Development**—a request by the applicant for modifications to the front yard, and rear yard setback and buffer requirements, grade changes and fence and wall height.
- b. **PLNSUB2008-00814 Preliminary Subdivision**—a request by the applicant for preliminary approval to combine three lots into one lot for the existing substation.

**DECISION: ISSUES ONLY HEARING, NO DECISION WAS MADE**

**Rosewood Senior Housing Project Master Plan Map and Zoning Map Amendments, and Street Closure**—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 located at approximately 158 North 600 West and approximately 171—187 North Phoenix Circle. The property is located in City Council District Three represented by Eric Jergensen (Staff contact: Ray Milliner at 535-7645 or ray.milliner@slcgov.com).

- 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).

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- 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).

**DECISION: ITEMS A-C FORWARD POSITIVE RECOMMENDATION TO CITY COUNCIL**

**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. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Casey Stewart at 535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com))

**DECISION: APPROVED**

**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. The property is located in City Council District Seven, represented by Søren Simonsen (Staff contact: Casey Stewart at 535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)).

**DECISION: DENIED**

**400-08-10 Crestview Holdings Master Plan Amendment**—a request by Juston Puchar, with Crestview Holdings, for a master plan amendment located at approximately 356 North and 358 North Redwood Road. The applicant proposes amendment of the Northwest Community Future Land Use Plan for the subject property from Parks/Open Space to Medium Density Residential to accommodate an eight (8) unit multi-family residential development. The property is located in City Council District Two represented by Van Turner (Staff contact: Michael Maloy at 535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com)).

**DECISION: FORWARD A NEGATIVE RECOMMENDATION TO THE CITY COUNCIL**

**410-08-55, PLNPCM2008-00187, McGillis School Conditional Use**—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. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Cheri Coffey at 535-6188 or [cheri.coffey@slcgov.com](mailto:cheri.coffey@slcgov.com)).

**DECISION: APPROVED**

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  
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