

Salt Lake City Planning Division
Record of Decisions by the Planning Commission

Wednesday, January 28 2009

5:45 p.m.

City & County Building

451 South State Street, Room 326

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1. **Petition PLNPCM2008-00211, Granite Furniture Block/Red Mountain Retail Group—Conditional Building and Site Design Review**—a request for Conditional Building and Site Design Review for a new mixed-use development in the Sugar House Business District (CSHBD1 & CSHBD2 Zones) consisting of commercial and residential uses. The proposal involves the renovation of the Leisure Living building in the interior of the Granite Block, the renovation of the Granite Furniture warehouse building along McClelland Street, as well as the Granite Furniture Showroom Building on the southeast corner of 2100 South and McClelland Street. The proposal also includes the construction of three (3) new buildings on the Granite Block and along the west side of McClelland Street. This project is being reviewed by the Planning Commission because all new construction of principal buildings that exceed fifty feet (50') in height in the CSHBD1 District or thirty feet (30') in the CSHBD2 District or 20,000 square feet in size in either District are subject to the Conditional Building and Site Design Review process. The property is located in City Council District Seven, represented by Søren Simonsen (Staff contact: Lex Traugher at 535-6184 or lex.traugher@slcgov.com).

DECISION: APPROVED WITH CONDITIONS

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2. **Petition PLNSUB2008-00758, Planned Development/Condominium Conversion**—a request by Tim Collings for a Conditional Use Permit for a Planned Development located at approximately 162 North I Street. This application proposes combining three existing buildings into one Planned Development and changing the south most two buildings located at approximately 156 North and 162 North, from apartments to condominiums. This property is located in City Council District Three represented by Eric Jergensen (Staff contact: Bill Peperone at 535-7214, or at bill.peperone@slcgov.com).

DECISION: APPROVED WITH CONDITIONS

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3. **Petition No. PLNPCM2008-00409, Salt Lake City Zoning Ordinance text and Building Code text amendments**—a request by the Salt Lake City Planning Commission to analyze the feasibility of amending the City Code as it pertains to residential condominium conversions (Staff contact: Nole Walkingshaw at 535-7128 or nole.walkingshaw@slcgov.com). The following issues are being considered:

Zoning Ordinance:

- a. Expand Planning Director oversight for exterior building and site improvements as may be required.
- b. Amend definitions to specifically state that condominium conversions of existing residential apartment buildings to condominium ownership are not a "Change of Use".

Building Ordinance:

- a. Requiring exterior building conditions; interior building standards; space and occupancy standards, light and ventilation standards and fire safety-egress standards to apply to the residential apartment—condominium conversion process, as required by the Salt Lake City Existing Residential Housing Code.
- b. Require the installation of a smoke detector system conforming to manufacturer's recommendations
- c. Require compliance with chapter 18.96.050 (Fit Premises): Property owner to maintain the premises and each dwelling unit

DECISION: APPROVED
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4. **Petition 410-08-55, PLNPCM2008-00582, Metro C&D Transfer and Recycling Facility**—a request by Waste Management of Utah, Inc., represented by Susan Hayward, This is a request for conditional use approval for a recycling processing center (outdoor) business to operate on property located at 3550 West 500 South. The subject property and buildings have been used for a recycling processing center (indoor) in the past. A recycling processing center (outdoor) is permitted in the M-1 zoning district with conditional use approval. Planning Commission is the final decision making authority for conditional uses. The property is located in City Council District Two, represented by Van Turner (Staff contact: Nole Walkingshaw at 535-7128 or nole.walkingshaw@slcgov.com).

DECISION: APPROVED WITH CONDITIONS
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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