

**Salt Lake City Planning Division**

**Record of Decisions by the Planning Commission**

**Wednesday, July 8, 2009**

**5:45 p.m.**

***City & County Building***

***451 South State Street, Room 326***

1. **Petitions 410-06-14 Time Extension for Planned Development Approval at 464 South 600 East**—a request by David Harries for a one year time extension for the approval of a planned development. The property is located at approximately 464 South 600 East in a CS Community Shopping zoning district. The Planning Commission granted a one year extension on July 9, 2008. The applicant is also proposing to landscape the site. This project is located in Council District 4, represented by Luke Garrott.

**DECISION: Approved**

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2. **Petition PLNPCM2009-00203; Diamond Parking Conditional Use**—a request by Chris Furstenau, Furst Construction on behalf of Diamond Parking, to amend and expand conditional use 410-07-31 for an existing commercial parking lot located at approximately 1925 West North Temple Street. The purpose of the request is to allow construction of a new private vehicular driveway to be located at approximately 1969 West North Temple Street. The new driveway will become the primary entrance into the existing commercial parking lot, which is owned and operated by Diamond Parking. The zoning designation for the property is CC Corridor Commercial District and CG General Commercial District. The property is located in City Council District Two, represented by Van Turner.

**DECISION: The Planning Commission approved the petition subject to the following conditions:**

1. **All park strips within the public right-of-way shall be fully landscaped and planted with deciduous shade trees spaced no more than thirty (30) feet apart in center in compliance with City standards and subject to approval by the Urban Forester.**
  2. **Unless otherwise modified by special exception or waiver as permitted by the Zoning Title the proposed development shall comply with all applicable City regulations and development policies.**
  3. **Petition shall be subject to compliance with all department comments contained within Attachment C—Department Comments.**
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3. **Petition PLNPCM2009-00434; Jefferson Street Closure**—a request by Jefferson Partners LLC that the remaining portion of Jefferson Street north of 800 South, east of 200 West, be declared surplus by the City, closed, and sold to the applicant. The purpose of the request is to incorporate the remaining portion of this street into the Mark Miller auto dealership. The property is located in City Council District Four, represented by Luke Garrott.

**DECISION: The Planning Commission transmitted a favorable recommendation to the City Council.**

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4. **Petition PLNPCM2009-00171; Citywide Historic Preservation Plan adoption**—a request by the Historic Landmark Commission to consider recommendation of the Citywide Historic Preservation Plan to the City Council. This is a city-wide project

**DECISION: The Planning Commission forwarded a positive recommendation to the City Council with additional recommendations.**

5. **Petition PLNPCM2009-00161; City of the Seven Gates**—a request by Brylan Schultz, on behalf of City of the Seven Gate, for conditional use approval for an art studio, a community center, and a caretaker's quarters at approximately 2904 West 500 South. The subject property is in the M-2 (Heavy Manufacturing) Zoning District and in Council District Two, represented by Van Turner (Staff contact: Nick Britton at 801.535.6107 or [nick.britton@slcgov.com](mailto:nick.britton@slcgov.com)).

**DECISION: This item was postponed.**

6. **Petitions PLNPCM2009-00170 and PLNPCM2009-00483; Euclid Small Area Plan**—Staff is seeking feedback from the Planning Commission regarding options for future land use and zoning amendments for a portion of the Euclid Small Area Plan.

**DECISION: This item was a briefing only.**

7. **PLNPCM2009-00173; Zoning District Purpose Statements**—a briefing regarding amendments to the Purpose Statements for the Residential, Commercial, Manufacturing, Downtown, Gateway and Special Purpose Zoning Districts. The purpose of the zoning text amendments is to ensure that the purpose statements are consistent with and reflect the overall purpose of Title 21A, ensure that the individual zones fulfill the intent statement of Part III of Title 21A, remove contradictory statements and assist in the administration of the Zoning Ordinance. The proposed changes are city-wide.

**DECISION: This item was a briefing only.**

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