

WILFORD H. SOMMERKORN
PLANNING DIRECTOR

PATRICIA COMARELL
ASSISTANT PLANNING DIRECTOR

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 Decisions by the Planning Commission

Wednesday, June 10, 2009

5:45 p.m.

City & County Building

451 South State Street, Room 315

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1. **Petitions 410-761 and 490-06-04 Time Extension for Bouck Village Planned Development** (now known as Macland Subdivision Planned Development)—a request by Monte Yedlin for a two year time extension for the approval of the Bouck Village Planed Development and preliminary subdivision. The property is located at approximately 1566 West 500 North in a Single Family Residential (R-1/5,000) zoning district. The project was originally approved by the Planning Commission on May 10, 2006. The expiration date of the approval for the planned development was on May 10, 2009. The applicant purchased the property from the original developer and is requesting that the approval date be extended until May 10, 2011 to allow time to finance the project and record the final plat. This project is located in Council District 1, represented by Carlton Christensen.

DECISION: The Planning Commission granted a one year time extension.

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2. **Planning Commission Policies and Procedures**—The Planning Commission is scheduled to adopt revisions to its Policies and Procedures document

DECISION: This item was discussion only.

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3. **Petition No. PLNPCM2009-00509 Salt Lake City Code Maintenance; Fine Tuning text amendments**—a request by Salt Lake City Mayor Ralph Becker to analyze the appropriateness of amending the City Code as listed below. These text changes are citywide.

- a. Chapter 21A.Section 28.040 Table of Permitted and Conditional Uses for Manufacturing Districts. Eliminate the maximum lot size of two acres for institutional uses in the manufacturing zoning districts.
- b. Chapter 2.20.080A of City Code (Planning and Zoning Commission Meetings). Clarify that the Planning Commission must meet at least once a month.
- c. Chapter 21A.04.030 Clarify that a Certificate of Appropriateness may be required for properties within a local historic district or for Landmark Sites even when a building permit is not required.
- d. Various chapters of the Zoning Ordinance. Clarify that the approval timeframe expires if complete building plans are not submitted to the Permits Office or a permit issued rather than based on the issuance of a building permit and construction actually begun.

DECISION: Approved

451 SOUTH STATE STREET, ROOM 406, SALT LAKE CITY, UTAH 84111
P.O. BOX 145480, SALT LAKE CITY, UTAH 84114-5480
TELEPHONE: 801-535-7757 FAX: 801-535-6174 TDD: 801-535-6021

WWW.SLCCED.COM



4. **PLNPCM2009-000191; City of the Seven Gates Conditional Use**—a request by Brylan Schultz located at approximately 2904 West 500 South for conditional use approval to have living quarters for an on-site caretaker. The property is in the M-2 (Heavy Manufacturing) zoning district and in Council District Two, represented by Van Turner.

DECISION: This item was postponed.

5. **PLNPCM2009-00266; Qwest Conditional Use**—a request by Rob Vigil, Qwest Corporation, to permit installation of two ground-mounted utility boxes within an existing public utility easement located at approximately 2857 South Melbourne Street. The zoning designation for the property is R-1/7,000 Single-Family Residential District. The purpose for the conditional use is to facilitate development of high speed internet services in the neighborhood. The property is located in City Council District 7, represented by Søren Simonsen.

DECISION: This item was continued for a maximum of 90 days to allow the petitioner to consider an alternative location.

6. **Petition PLNPCM2009-00135**—a request by Salt Lake Exchange Accommodations for a text amendment to the Salt Lake City Zoning Ordinance to permit hotel/motel as a conditional use in the Community Business (CB) zoning when abutting State Arterial Streets. The proposed change would allow for the redevelopment of an existing motel located at approximately 1345 and 1355 South Foothill Drive to an 82 room hotel. This project is located in Council District 6, represented by JT Martin.

DECISION: The Planning Commission forwarded a negative recommendation to the City Council.

7. **Merrimac Flats Townhouse Development**—a request from City and Resort Properties, LLC, represented by Nathan Anderson, for Planning Commission approvals to allow for the development of seven single-family attached dwelling units at approximately 38 West Merrimac Avenue. The project is located in Council District Five, represented by Jill Remington-Love.

- a. **Petition PLNPCM2008-00679**—a request to rezone the property from RMF-35 residential multi-family medium density development to RMF-75 residential multi-family high density zoning classification. The applicant wishes to increase the potential density from five to seven units.
- b. **PLNSUB2009-00417**—a request for planned development approval to modify the lot size and street frontage requirements to ensure the proposed project is consistent with neighborhood setbacks.

DECISION: This item was continued to the June 24, meeting.

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