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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 Decisions by the Planning Commission

Wednesday, March 11, 2009

5:45 p.m.

City & County Building

451 South State Street, Room 326

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1. **Petition 410-08-17, a Construction Waste Landfill**—a request for an interpretation of the approved motion for a Conditional Use submitted by Central Valley Water Reclamation FAC, located at approximately 7301 West 1300 South. The property is located in City Council District Two represented by Council Member Van Turner.

DECISION: Interpretation of a previous motion. The Planning Commission agreed that the thirty (30) foot landscape setback was not meant to be part of the original approval; the Commission acknowledged that the site plan was changed due to suspected wetlands, and the Commission approved fencing up to eight feet on the site.

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2. **PLNSUB2009-00038, Zions Bank Planned Development**—a request by Zions Bank, represented by Prescott Muir & Associates Architecture, for planned development approval of a new principal structure within the existing Redwood Plaza Shopping Center located at approximately 787 North Redwood Road. The project consists of reusing the existing foundation of a recently demolished single story restaurant to construct a new financial institution with three covered drive-thru lanes. The project is located in a CS (Community Shopping) Zoning District. This property is located in City Council District One, represented by Carlton Christensen.

DECISION: Approved with the following five conditions:

1. An avigation easement for the new development is required and addressed with the Airport Department.
2. A replacement landscape plan shall be water-wise and provided as part of the building permit review with final approval delegated to the Planning Director.
3. Replacement trees need to be included to mitigate the visual impacts of the parking lot as part of the building permit review.

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4. **Compliance with all departmental comments.**
 5. **No building permits will be issued to Zions Bank or Prescott Muir Architects without a letter from the owner/developer in the City file.**
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3. **PLNPCM2009-00035, Transvalley Corridor Trail Connection/UNEV Pipeline Project**— a request by UNEV Pipeline LLC, represented by Jim Townsend, for a conditional use to construct a pedestrian trail and a subsurface pipeline through the Lowland Conservancy Overlay District. The property is located at approximately 705 North Wright Brothers Drive, including a parcel located at approximately 107 North 5200 West. This matter is for briefing purposes only. A public hearing on the matter will be held at a future date. There will be no decision made at this meeting. The subject property is located in an M-1 Light Manufacturing zoning district and the Lowland Conservancy Overlay District. This property is located in City Council District One, represented by Carlton Christensen.

DECISION: This was a discussion item, no decision was made.

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
Nielson, Paul, Land Use Attorney
John Spencer, Property Management
City Council Liaisons