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DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
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Salt Lake City Planning Division
Record of Decisions by the Planning Commission

Wednesday, May 27, 2009

5:45 p.m.

City & County Building

451 South State Street, Room 315

1. **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: This item was continued.

2. **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.

3. **Zoning Text Amendment; Petition PLNPCM2009-00422**—The Planning Division is reviewing a petition initiated by the Salt Lake City Planning Commission to amend the Salt Lake City Zoning Ordinance. The purpose of the petition is to allow "Public/private utility transmission wires, lines, pipes, and poles" in the Lowland Conservancy Overlay District as a Conditional Use. The Lowland Conservancy Overlay District is generally located west of the Salt Lake International Airport and north of I-80. This area is located in City Council District One, represented by Carlton Christensen.

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

4. **UNEV Pipeline Project; Petition PLNPCM2009-00423**—The Salt Lake City Planning Division is processing a request for approval of a conditional use by UNEV Pipeline to develop an underground petroleum distribution pipeline. The UNEV Pipeline Project, located at approximately 705 N Wright Brothers Drive and approximately 1070 North 5200 West. The property is zoned M-1 light manufacturing, and portions of the property are within the Lowland Conservancy Overlay District. This application is being processed in conjunction with petition PLNPCM2009-00422. This property is located in City Council District One, represented by Carlton Christensen

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

1. Approval subject to the adoption of Petition PLNPCM2009-00422, Zoning Text Amendment to the Lowlands Conservancy Overlay District, by the City Council. The purpose of the request is to amend the Lowlands Conservancy Overlay District (LC) regulations to allow only underground utility transmission infrastructure to be considered in the LCOD as a conditional use.
2. Construction subject to the standards of review and inspections as required by the Federal Departments of Transportation, who oversees the following required permits for this section of the line.
3. Restoration of the disturbed area with native vegetation and topography consistent with the vegetation and topography in place prior to the disturbance.

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5. **Our Lady of Guadalupe at 715 West 300 North**—a request by Catholic Diocese of Salt lake City, represented by John Sparano, for various approvals to accommodate a place of worship, related uses and expansion of the parking lot. The project is located in an R-1/5000 Single Family Residential Zoning District. The property is located in City Council District Two, represented by Van Turner.

- a. **PLNSUB2008-00698 Preliminary Subdivision**—a request by the applicant for preliminary approval to combine four lots into one single lot.
- b. **PLNSUB2008-00856 Conditional Use Planned Development**—a request by the applicant to accommodate more than one principal structure in one lot including the place of worship and the rectory.
- c. **PLNPCM2008-00697 Conditional Use**—a request by the applicant to accommodate the existing place of worship and expand the parking lot on a lot smaller than 4 acres.

DECISION: The Planning Commission approved these three petitions subject to the following conditions:

1. A deed needs to be recorded at the Salt Lake County Recorder's Office to consolidate the existing parcels into a new lot.
2. A landscape plan shall be provided as part of the building permit review with final approval delegated to the Planning Director.
3. A light obscuring fence should be placed on the Westside of the new parking lot.
4. Compliance with all departmental comments.

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6. **Capitol Park Planned Development Phases 1-3 and The Maridien at Capitol Park Amended**—a request by the Capitol Park Planned Development Homeowner's Association to transfer ownership of roads within the subdivision from private to public ownership. The land is located in the Foothill Residential (FR-3) zone in City Council District three, represented by Eric Jergensen.

- a. **PLNSUB2009-00445 Conditional Use Planned Development Amendment**—a request by the applicant to amend a planned development approved on August 10, 1995 to allow the transfer of Capitol Park Avenue, Penny Parade Drive, Redbrick Court, Charity Cove, and Caring Cove from private ownership to public.

- b. **PLNSUB2008-00902 Subdivision Amendment**—a request by the applicant to dedicate Capitol Park Avenue, Penny Parade Drive, Redbrick Court, Charity Cove, and Caring Cove to the City.

DECISION: This item was an Issues Only Hearing, no decision was made.

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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