

Salt Lake City Planning Division
Record of Decisions by the Planning Commission
Wednesday, September 23, 2009
5:45 p.m.
City & County Building
451 South State Street, Room 326

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Petition 410-08-44; Saxton Grove Time Extension—a request for a one year extension for the Saxton Grove planned development, Petition 410-08-44.

DECISION: The Planning Commission approved a one year (12 month) time extension.

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Petition 410-08-52; Metropolitan Landing Condominiums Planned Development Time Extension—a request for a time extension for the Metropolitan Landing Condominium Planned Development located at approximately 961 South Redwood Road.

DECISION: The Planning Commission approved a one year (12 month) time extension.

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River Glen Phase 1—a request by Iverson Homes LLC for an amendment to a previously approved residential conditional use planned development and residential subdivision. The proposal is located at approximately 1368 South Dokos Lane located in an R-1-7000 Single Family Residential zoning district. The property is located in Council District Two, represented by Van Turner.

- a. **PLNSUB 2009-00293; Conditional Use /Planned Development Amendment**—The request is to eliminate the east/ west public access strip between Dokos Lane and the Jordan River surplus canal.
- b. **PLNSUB 2009-00292; Residential Subdivision Amendment**—an amendment to the subdivision is required to reflect the elimination of the east/west public access strip.

DECISION: Approved.

Petition PLNPCM2009-00171; Citywide Historic Preservation Plan Rehearing—a request by the Historic Landmark Commission to reconsider recommendation of the Citywide Historic Preservation Plan to the City Council. This is a city-wide project that was previously considered by the Planning Commission on July 8, 2009. However, adequate public notice was not provided at that time.

DECISION: The Planning Commission reaffirmed the motion made at the July 8, 2009 meeting.

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PLNPCM2009-00749; Planned Development Zoning Text Amendment—The Planning Division is proposing to amend the City’s Zoning Ordinance related to Planned Developments. The proposal includes the following changes:

- Remove Planned Development regulations from the Conditional Use Chapter of the Zoning Ordinance, thereby creating a stand-alone chapter entitled “Planned Developments”;
 - Enhance the “Purpose Statement” and the desired “Objectives” of the Planned Development land use process;
 - Reduce the minimum net lot area required for Planned Development eligibility, and;
 - Better define “Planned Development” in the definitions chapter in the Zoning Ordinance.
- The proposed zoning text amendment would apply city wide.

DECISION: The Planning Commission transmitted a positive recommendation to the City Council for the following reasons:

1. The proposed amendments are consistent with the general purpose and intent of the Zoning Ordinance as stated in Zoning Ordinance section 21A.02.030;
 2. The proposed amendments are generally consistent with the factors of consideration for zoning amendments found in Zoning Ordinance Section 21A.50.050.
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PLNPCM2009-00807; Deseret Industries Thrift Store Sugar House Conditional Use—a request by The Church of Jesus Christ of Latter-Day Saints, represented by Craig Ames of PGAW Architects, for conditional use approval to convert the former Circuit City building located at approximately 724 East 2100 South and the lot at 774 East 2100 South into a Deseret Industries thrift store and donation center. The conditional use is required to expand the structure by approximately 7,000 square feet and combining an adjacent lot. This property is located in City Council District Seven, represented by Soren Simonsen.

DECISION: Approved with the following conditions:

1. The applicant shall include a retail entrance on 2100 South.
2. The applicant shall have the freedom to either preserve the building in its current location at 774 East 2100 South or move it, preferably to another location within the site, keeping the historic portions of the house intact.
3. The applicant shall locate the drop off donation area on the west, south, or east side of the existing building, as long as the building at 774 East is not torn down.
4. The applicant shall install a design barrier in the parking lot such that vehicles cannot drive straight through between 700 East and 800 East streets.
5. The maximum number of parking stalls shall not exceed the rate of 4 stalls per 1,000 square feet of gross building area. The applicant shall install landscaping, to include some trees, in place of the parking stalls removed to comply with the parking stall maximum.
6. In addition to the proposed glass on the north façade, the applicant shall incorporate a minimum of two areas of at least 20 square feet of transparent glass into the west façade.

7. In addition to the bicycle parking spaces proposed, the applicant shall install bicycle parking for at least 4 bicycles along the north façade.
8. The applicant shall consolidate all lots involved with the proposal into one lot via an appropriate City-approved process as determined by the Planning Director.
9. If the applicant purchases the lot at 774 East 2100 south as part of the project and, as determined by the Planning Director, the existing curb cut on 2100 South for the lot is not necessary as a result of moving the building, the existing curb cut for the lot shall be removed and replaced with curb, gutter and park strip to match those on either side.
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11. All proposed signs shall comply with all the sign standards for the CB district, or be granted a variance through a separate variance process.
12. The retention pond in the southeast portion of the property shall remain for both its original intended purpose and to serve as additional landscape buffer for the residential properties on the east side of Lake Street.
13. Final compliance with the conditions of approval shall be delegated to the Planning Director.

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PLNPCM2009-00870 The Road Home Conditional Use Permit—a request by The Road Home for a conditional use approval to allow a Homeless Shelter to be located in the St. Vincent de Paul Center for housing of the homeless each year from October 1 to April 15. St. Vincent de Paul Center is located at approximately 437 West 200 South in the D-3 Downtown Zone. The property is in Council District 4, represented by Luke Garrett.

DECISION: Approved with the following conditions:

1. The applicant is required to submit to the City a security and maintenance plan. The security and maintenance plan may be approved by the Zoning Administrator with input from the Police Department.
2. The clients of the St. Vincent de Paul center must be continuously visually monitored by on-site staff or by closed-circuit video camera.
3. The Conditional Use Permit shall be reviewed on a yearly basis for compliance with the conditions of approval. The yearly review will be performed by the following City departments/divisions: Fire, Police, Planning, and Building Services.
4. Lining up for entrance into the St. Vincent's shall not begin prior to 6:00 p.m. nightly.
5. The Conditional Use shall expire on April 15, 2014. The applicant would be required to re-apply for a new Conditional Use approval if continued use of the dining area as a homeless shelter is desired.
6. The dining area of St. Vincent's may only be used as an overflow facility for the homeless once The Road Home and the Midvale homeless shelter have been filled to capacity, with the exception of those individuals who are impaired and unable to be bused to Midvale.
7. Building modifications as required by the Fire Department must be completed prior to use of the dining areas as sleeping space.

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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