

Salt Lake City Planning Division
Record of Decisions by the Planning Commission
Wednesday, Aug 11, 2010
5:45 p.m.
City & County Building
451 South State Street, Room 326

Public Hearings

1. **PLNPCM2010-00448 & PLNPCM2010-00461 YNC Yalecrest Neighborhood Character Overlay District** – A request by the Salt Lake City Council to amend the Salt Lake City Zoning Ordinance and Map. The proposed zoning text amendment will create a new overlay district to limit demolition of homes that define the character of the Yalecrest neighborhood and preserve existing streetscape building setbacks. The proposed zoning map amendment will apply the YNC Yalecrest Neighborhood Character Overlay District to property located approximately between Sunnyside Avenue and 1300 South, and between 1900 East and 1300 East

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

2. **Solei Cove Planned Development** — A request by Craig Anderson, representing Sequoia Development, to construct an eight lot residential planned development located at approximately 2178 East 1700 South. The property is zoned R-1/7,000 Single-Family Residential District.
 - a. **PLNPCM2010-00154 Solei Cove Subdivision** – A request for preliminary approval for an eight lot residential subdivision.
 - b. **PLNSUB2010-00301 Solei Cove Planned Development** – A request for a planned development of eight single-family residential lots with one of those lots being a flag lot. Flag lots are only allowed in the R-1/7,000 zoning district through the planned development process.

Decision: The Commission approved the request with conditions.

3. **Hatch Family Chocolates Development Project** – A request by Steve Hatch for various approvals which would allow for the relocation of Hatch Family Chocolates to the former 8th Avenue Market. The property is located at approximately 376 8th Avenue.
 - a. **PLNPCM2010-00369 Master Plan Amendment** – A request to amend the Future Land Use Map of the Avenues Master Plan. The amendment would change the future land use classification of the property from Low-Density Residential to Mixed Use.
4. **PLNPCM2010-00370 Zoning Map Amendment and Zoning Ordinance Text Amendment** – A request to rezone property from SR-1A Special Development Pattern Residential to RMU-35 Residential Mixed Use in order to expand and operate an existing nonconforming commercial use on the property. The text amendment

would modify Chapter 21A.24.190 Table of Permitted and Conditional Uses for Residential Zones to make a restaurant without drive through facilities a permitted use in the RMU-35 zoning district.

Decision: The Commission forwarded a favorable recommendation to the City Council.

5. **PLNPCM2010-00300 Sentry Security Systems Text Amendment** – A request by Michael Pate for Sentry Security Systems to amend Chapter 21A.40.120 of the Salt Lake City Zoning Ordinance. The amendment would add language to regulate the use of electric security fences in Manufacturing and Commercial zones.

Decision: Briefing

6. **5500 West Street Amendment** – A request by Paul Anderson for various approvals which would allow the combination of property on both sides of 5500 West Street between 300 South and 700 South, in order to develop the property for a warehouse use. The subject street is located between the CG General Commercial and M-1 Light Manufacturing zoning districts.
- a. **PLNPCM2009-01389 5500 West Street Closure** – A request to close 5500 West Street between 300 South to about 490 South.
 - b. **PLNPCM2010-00085 Major Street Plan Amendment** – A request to amend the Major Street Plan and remove 5500 West Street, between 300 South and 700 South, as a collector street from the Major Street Plan map.

Decision: The Commission forwarded a favorable recommendation to the City Council.

7. **PLNSUB2010-00182 Crandall Cove Minor Subdivision** – Ivory Development requests preliminary approval for a subdivision plat to create seven lots; one commercial lot for the existing commercial building at 2855 S Highland Drive and six new residential lots accessed from Crandall Avenue. The subject property is located at approximately 2853-2855 S Highland Drive in an R-1/7,000 zoning district

Decision: Tabled

cc: David Everitt, Chief of Staff
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