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Salt Lake City Planning Division
Record of Decisions by the Planning Commission

Wednesday, February 10, 2010

5:45 p.m.

City & County Building

451 South State Street, Room 326

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1. **Petition PLNPCM2009-00510 North Temple Boulevard Station Area Plans**—an amendment to the West Salt Lake and Northwest Community Master Plans regarding station area plans along the Airport Light Rail Line. Planning Staff will hand out draft copies of the plan and review the major components of the Plan with the Planning Commission.

Decision: Follow-up briefing, no decision was made.

2. **Petition PLNPCM2009-01358; East Bench Community Master Plan Amendment**—a request by Paula and Joseph Sargetakis to amend the East Bench Community Master Plan Future Land Use Map. The amendment would change the future land use classification of the property located at approximately 1794 S. Texas Street from Institutional to Low-Density Residential. The property is located in City Council District six, represented by JT Martin.

Decision: Forwarded to the City Council with a positive recommendation.

3. **Petition PLNPCM2009-01359; Zoning Map Amendment**—a request by Paula and Joseph Sargetakis to re-zone the property located at approximately 1794 S. Texas Street from Institutional to Single-Family Residential in order to construct a single-family dwelling with a home occupation allowing for the distribution of homegrown produce for off-premise sales. The proposed zoning district is R-1/7000. The property is located in City Council District six, represented by JT Martin.

Decision: Forwarded to the City Council with a positive recommendation, subject to the following conditions:

1. The total building coverage on the property is limited to 10,000 square feet. This condition applies only to the property in its current configuration. If the property is subdivided in the future, the lots created must meet applicable zoning regulations. If the City Council adopts any future amendment to the City Code that would allow for additional building square footage associated with urban agriculture uses, this condition shall no longer be in effect.
2. The applicant shall enter into a development agreement with the City limiting the total floor area of inhabitable residential space to 7,000 square feet. This excludes garage space.

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4. **PLNPCM2009-00591 Edmonds Place** a request by Brian Park for partial street closure and sale of excess right-of way property located at approximately 346 and 362 North Edmonds Place. The subject property is located in an SR-3 (Special Residential) zoning district, in Council District 3, represented by Stan Penfold. *The Planning Commission is being asked to provide a recommendation to the Mayor regarding the declaration of this property as being declared surplus and sold.*

Decision: Forwarded to the Mayor and City Council with a positive recommendation, subject to the following conditions:

1. **Enough land be sold to the property owner at 362 North Edmonds, to insure the property has at least 50 feet frontage on a deeded street and the driveway remains functional.**
2. **The remaining land is sold according to the City regulation relating to disposition of real property.**

cc: David Everitt, Chief of Staff
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Mary De La Mare-Schaefer, CED Deputy Director.
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Paul Nielson, Land Use Attorney
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