

Salt Lake City Planning Division

Record of Decisions by the Planning Commission

Wednesday, June 9, 2010

5:45 p.m.

City & County Building

451 South State Street, Room 326

1. **PLNPCM2010-00096 North Temple Boulevard and Vicinity Rezoning:** A request by the Salt Lake City Planning Commission regarding the adoption of the TSA Transit Station Area Zoning District and amending the official zoning map by rezoning certain properties along North Temple Boulevard and other properties in close proximity to the Airport Light Rail Line between approximately 300 West and 2400 West. The properties are located in Council District 1 represented by Carlton Christensen, District 2 represented by Van Turner and District 3 represented by Stan Penfold
 - a. Decision: The Commission forwarded a favorable recommendation to the City Council with the following conditions:
 - b. To amend the official zoning map to add the TSA zoning district to properties on and near North Temple as indicated in attachment C of the staff report.
 - c. Amend chapter 21A.44.040 Transportation Amend Management
 - d. Amend chapter 21A.46.095 Sign regulations for transit corridor and transit station area districts as indicated in attachment A for the following reasons as stated 1-4.
 - e. Remove the LEED standards as a development guideline and replace it with the ICC National Green Building standard.
 - f. Clarify location of surface parking lots on corner properties as stated in the memo dated June 1, 2010.
 - g. Add language to the district that would require a 50 foot set back from the annual high water mark of the Jordan River
 - h. For buildings taller than 50 feet a setback requirement of one foot per building height.
 - i. Remove the All Seasons Mobile Home Park from the zoning proposal and maintain the existing zoning in that area.
2. **PLNPCM2010-00146 - Redwood Road Surplus Property** - A request by Salt Lake City Property Management Division to surplus a property at approximately 650 South Redwood Road. The property is a former employee health clinic. The property is located in the CC (Commercial Corridor) zoning district and in Council District 2 represented by Van Turner.

Decision: The Commission forwarded a favorable recommendation to the Mayor.

3. **PLNPCM2010-00145 - Landfill Surplus Property** - A request by Salt Lake City Public Services to surplus a property located at approximately 1800 South 5800 West. The property is the eastern border of

the Salt Lake City/County Landfill. The property is located in an OS (Open Space) zoning district and in Council District 2 represented by Van Turner

Decision: The Commission forwarded a favorable recommendation to the Mayor. With the following conditions:

- a. That the applicant shall finalize the land acquisition with the Property Management Division.
- b. That the applicant shall purchase the subject property for its fair-market value.

4. **Proposed Ordinance, Title 14, Chapter 14.54** - A request by the City Council to develop a policy regarding the dedication of private streets to public ownership. (Staff Contact: Wayne Mills at 801-535-7282 or wayne.mills@slcgov.com)

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

5. **Hampton Inn/Foothill Dental mixed use project**—a request by Wade Olsen to develop a mixed use project to include a hotel, dental offices, and retail space on the properties at approximately 1345 and 1355 South Foothill Drive. The property is located in the CB zoning district within Council District 6 represented by J.T. Martin
 - a. **PLNPCM2010-00236 Conditional Use**- a request for conditional use approval for the proposed hotel use, hotel building height, and hotel building size.
 - b. **PLNSUB2009-00383 Planned Development and Conditional Building and Site Design Review** - a request for Planned Development and Conditional Building and Site Design Review approval for the Hampton Inn/Foothill Dental mixed use project. The applicant is requesting the Planning Commission modify the setback requirements for a proposed parking structure located along 2300 East and limitations on a dumpster location. The applicant is also requesting modification to design requirements for transparent glass along 2300 East.

Decision: The Commission approved the petition based on the following conditions:

- a. Compliance with all City department requirements outlined in the staff report
 - b. for this project. See *Attachment C* of the staff report for department comments.
 - c. The property owners shall combine the two lots into one.
 - d. Final planned development site plan approval is delegated to the Plan Director.
 - e. All access onto Foothill Drive, a state road, must be approved by the state department of transportation.
 - f. Allowed modifications from standards
6. **Westminster Mixed Use Planned Development** – a briefing to discuss a request by Lynn Woodbury for a new mixed-use planned development to be located at approximately 2120 South 1300 East. The proposal is to construct a six story mixed-use development that will include 41 residential dwelling units and approximately 22,500 square feet of commercial space. The proposal includes a Planned Development, amendment to the Homestead Village Subdivision, and approval through the Conditional Building and Site Design Review process. The property is zoned CSHBD-1 Sugar House Commercial Business District. The property is located in City Council District Seven, represented by Søren Simonsen. (Staff contact: Michael Maloy at 801-535-7118 or michael.maloy@slcgov.com.)

Decision: Issues Only

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
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
Planning Commission Members