

**Salt Lake City Planning Division**  
**Record of Decisions by the Planning Commission**  
**Wednesday, November 30, 2011**  
**5:45 p.m.**  
**City & County Building**  
**451 South State Street, Room 326**

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1. **Westminster Master Plan Briefing** - Presentation on Westminster Master Plan, which was approved and adopted by the Westminster College Board of Trustees on November 14, 2010. (Staff contact: Michael Maloy at (801)535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com))

**Decision: Briefing only**

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2. **PLNSUB2008-00902 and PLNSUB2009-00445 Capitol Park Subdivision Amendment and Planned Development Amendment** – The Capitol Park Home Owners Association is requesting a street dedication and a Planned Development amendment that would transfer ownership and maintenance responsibility from the homeowner's association to the City for the following privately owned streets: Capitol Park Avenue, Penny Parade Drive, Redbrick Court, Charity Cove, and Caring Cove. The subject property is located in the FR/3-12,000 (Foothill Residential) zone and is located in Council District 3, represented by Stan Penfold. (Staff contact: Ray Milliner at (801) 535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).

**Decision: Approved with Conditions**

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3. **PLNPCM630 Komas Development Conditional Use and Planned Development** – A request by Woodbury Corporation for a conditional use and planned development approval at 714 S. Arapeen Drive. The subject property is located in the Research Park (RP) zoning district and in Council District 6, represented by JT Martin. (Staff Contact: Elizabeth Reining at (801)535-6313 or [elizabeth.reining@slcgov.com](mailto:elizabeth.reining@slcgov.com))
  - a. PLNPCM2011-00513 Conditional Use for Additional Height for a proposed office and laboratory building.
  - b. PLNSUB2011-00514 Planned Development for a proposed development that will not have direct right-of-way access and an off-site sign.

**Decision: Approved with Conditions**

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4. **PLNPCM2010-00466 Mobile Food Business Text Amendment** – A request by Salt Lake City Mayor Ralph Becker to create regulations for the operation of mobile food businesses on private property, and within the public right-of-way. The petition will amend specific provisions in Chapters 21A.36 and 21A.62 of the Zoning Ordinance and Title 5, Business Licensing regulations, of the City Code. Other related provisions of Title 21A and Title 5 of the City Code may be amended as part of this petition. (Staff Contact: Ray Milliner at (801)535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).

**Decision: Forwarded a Positive Recommendation to the City Council.**

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5. **PLNPCM2010-00055 Grade Changes Text Amendment** – A request by Salt Lake City Mayor Ralph Becker to clarify the definition of height of principal and accessory structures as well as making clarifications for grade changes in general. This petition proposes amendments to Chapters 21A.24, 21A.34, 21A.36, 21A.40 and 21A.62 of the Zoning Ordinance. Other related provisions of Title 21A of the City Code may be amended as part of this petition. (Staff Contact: Ray Milliner at (801)535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).

**Decision: Forwarded a Positive Recommendation to the City Council.**

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6. **PLNPCM2010-00614 Sustainability Development Code for Recycling and Waste Management** – A request by Salt Lake City Mayor Ralph Becker to amend the Zoning Ordinance to adopt regulations promoting recycling and construction waste management in an effort to facilitate and regulate those activities throughout the City. Related provisions in Chapter 21A may also be amended as part of this petition. (Staff Contact: Ana Valdemoros at (801)535-7236 or [ana.valdemoros@slcgov.com](mailto:ana.valdemoros@slcgov.com)).

**Decision: Forwarded a Positive Recommendation to the City Council.**

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7. **PLNPCM2011-00554 Planning Commission Composition Text Amendment** – A request by Salt Lake City Mayor Ralph Becker to amend the number of members on the Commission, the number required to constitute a quorum, and Commission jurisdiction and authority relating to Title 21A.06.30. Other related provisions of Title 21A as well as Title 2.20 of the City Code may be amended as part of this petition. (Staff Contact: Ana Valdemoros at (801)535-7236 or [ana.valdemoros@slcgov.com](mailto:ana.valdemoros@slcgov.com)).

**Decision: Item tabled until December 14 Planning Commission Meeting.**

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8. **PLNPCM2011-00473 Character Conservation Districts** – A request by Mayor Ralph Becker to analyze the appropriateness of creating provisions for character conservation districts in Title 21A of the City Code. The proposed ordinance would include a framework and process for creating character conservation districts. It would not actually create a district. If adopted, neighborhoods would be able to go through a process for creating a district. The ability to create character conservation districts would apply citywide. (Staff contact: Maryann Pickering at (801)535-7660 or [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)).

**Decision: Forwarded a Positive Recommendation to the City Council.**

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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  
Cheri Coffey, 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