

Salt Lake City Planning Division
Record of Decisions by the Planning Commission
Wednesday, September 14, 2011
5:45 p.m.
City & County Building
451 South State Street, Room 326

1. **PLNPCM2010-00591 Noise Regulations Text Amendment**, a request by Salt Lake City Mayor Ralph Becker to amend the Environmental Performance Standards in regards to noise to require review by the Salt Lake Valley Health Department when specific non-residential uses are proposed to locate near residential uses. The amendment will affect sections 21A.36.180, 21A.24.190, 21A.26.080, 21A.30.050, 21A.31.050 and 21A.32.140 of the zoning ordinance. Related provisions of Title 21A- Zoning may also be amended as part of this petition. (Staff Contact: Elizabeth Reining at 801-535-6313 or elizabeth.reining@slcgov.com)

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

2. **PLNPCM2011-00312 Zoning Text Amendment to Change the Land Use Authority**- A request by Mayor Ralph Becker for a Zoning Text Amendment to Title 21A.02 that would eliminate the Board of Adjustment and the Land Use Appeals Board and would appoint a Hearing Officer to act as the city's land use appeal authority. Related provisions of Title 21A- Zoning, Title 2- Administration and Personnel, Title 20 Subdivisions, Title 14—Streets, Sidewalks and Public Places and Title 18—Buildings and Construction may also be amended as part of this petition. The changes would apply citywide if adopted by the City Council. (Staff contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com)

Decision: The Planning Commission could not come to a consensus and transmitted the issue to the City Council without a recommendation.

3. **My Place Zoning Amendment and Planned Development** - a request by Marie Ginman for a Zoning Amendment and a Planned Development at approximately 545 and 555 West 500 North and 446 Tuttle Court in the SR-1A and SR-3 Special Development Pattern Residential Zoning Districts. The property is located in City Council District 3, represented by Stan Penfold. (Staff contact: Katia Pace at 801 535-6354 or katia.pace@slcgov.com)
- a) **PLNPCM2011-00203 - a request for a Zoning Amendment** at 545 and 555 West 500 North from SR-1A and SR-3 (Special Development Pattern Residential) to TSA (Transit Station Area) and on the rear of 555 West 500 North from SR-1A to SR-3.

Decision: The Commission approved the petition with conditions.

- b) **PLNSUB2011-00204 - a request for a Planned Development**. The applicant is requesting the Planning Commission waive the standards for public street and sidewalk.

Decision: The Commission approved the petition.

4. **Columbus Court PUD Zoning Amendment and Minor Subdivision**- A request by Ensign Foreground L.C. for a Zoning Amendment and a Minor Subdivision amendment at approximately 700 N. Columbus Court in the FR-2/21,780 (Foothill Residential) Zoning District. The properties are located in Council District 3, represented by Stan Penfold. (Staff contact: Michaela Oktay at (801) 535-6003 or michaela.oktay@slcgov.com).

- a) **PLNPCM2011-00091**- A request to rezone properties from FR-2/21,780 (Foothill Residential) to R-1-5,000 (Single Family Residential) in order perform a minor subdivision to divide six lots into 12 lots.

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

- b) **PLNSUB2011-00090**- A request for a minor subdivision to divide six existing lots into 12 lots, and to combine three adjacent lots into one lot.

Decision: The Commission approved the petition.

5. **PLNSUB2011-00382 Planned Development Amendment**- a request by Darlene Batatian, representing Dee's Inc., to amend a previous planned development proposal located at approximately 1345 S. Foothill Drive, in the CB, Community Business District. The property is in Council District 6 represented by JT Martin. The applicant is requesting to move and alter a legal non-conforming existing sign and to allow two signs fronting Foothill Drive. (Staff contact: Michaela Oktay at 801-535-6003 or michaela.oktay@slcgov.com)

Decision: The Commission approved the request with modified conditions of approval

6. **PLNPCM2011-00311 Former Fleet Block Surplus Property Request** - A request by the Salt Lake City Property Management Division for a Declaration of Surplus Property for the vacated former Fleets and Sanitation Facility located at approximately 850 S 300 West. The subject property is located in a PL (Public Lands) zoning district in Council District 4, represented by Luke Garrott. (Staff Contact: Daniel Echeverria at 801-535-7152 or daniel.echeverria@slcgov.com)

Decision: The Commission forwarded approval to the City Administration.

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