

SALT LAKE CITY PLANNING COMMISSION MEETING

In Room 326 of the City & County Building

451 South State Street, Salt Lake City, Utah

Wednesday, December 10, 2008

Present for the Planning Commission meeting were Chair Mary Woodhead and Vice Chair Susie McHugh. Commissioners: Tim Chambless, Babs De Lay, and Peggy McDonough. Commissioners Frank Algarin, Prescott Muir, Matthew Wirthlin, and Kathy Scott were excused from the meeting.

A roll is being kept of all who attended the Planning Commission Meeting. Chair Woodhead called the meeting to order at 5:45 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time.

Present from the Planning Division: Wilf Sommerkorn, Planning Director; Cheri Coffey, Programs Manager; Paul Neilson, City Attorney; Orion Goff, Building Official; Nole Walkingshaw, Senior Planner; and Tami Hansen, Planning Commission Secretary.

[5:46:01 PM](#) Chair Woodhead noted that a quorum was not present, therefore the minutes from November 19, 2008 would not be approved, and items two (2) through four (4) would be postponed until the January 14, 2009 meeting.

Report of the Chair and Vice Chair [5:46:33 PM](#)

Chair Woodhead noted that she and Vice Chair McHugh would be meeting with the Chair and Vice Chair of the City Council on December 16, 2008. She noted that they would raise the issue of the need to appoint more members to the Planning Commission.

Chair Woodhead recognized that it was Commissioner Peggy McDonough's last Planning Commission meeting, and thanked her for her service.

Report of the Director [5:48:40 PM](#)

Mr. Sommerkorn noted that at the City Council meeting on December 9, 2008, the Payday Loan Ordinance Text Amendment was considered. He noted that the City Council had a lot of questions and comments and they decided to look further into this over the holidays and would be prepared to act on it at the January 6, 2009 City Council meeting.

Mr. Sommerkorn noted that the City Council also enacted a temporary zoning regulation, which gave temporary approval to the St. Vincent Center for emergency overnight sheltering. He noted that some surrounding business and property owners in the area had complained that the St. Vincent Center had been operating an overnight shelter for more than ten (10) years. He noted that staff researched this issue and found that the conditional use permit that was in effect for the St. Vincent Center was for the charity kitchen and daytime operations, but not for

overnight sheltering. He noted that the Center maintained that they were operating under an emergency declaration operation, which came from the Mayor's office, and had been initially approved in 1997. Mr. Sommerkorn noted that when this document was found it had expired in 1998. He noted that because of this the City Council had enacted the temporary land use regulation, which would expire on April 15, 2009, and the process of handling these types of facilities was being reviewed.

Clarification of Condition of Previously Approved Planned Development

A request to have the Planning Commission clarify a condition of approval given in May, 1995 for Case No. 410-175, relating to a request by 4th South Entertainment Partnership, for a commercial planned development at approximately 615 East 400 South in the Commercial Shopping "CS" zoning district. The clarification relates to the condition to obtain a cross easement over the property at approximately 613 East 400 South.

This item was cancelled.

Public Hearings

Petition 410-08-55, PLNPCM2008-00187, McGillis School—a request by the McGillis School, represented by Glen W. Anderson, for a Conditional Use to allow for additional height on the proposed addition to the existing building at approximately 668 South 1300 East in the Institutional Zoning District. The height of the proposed building is approximately 38.5 feet (with additional height extensions for decorative features to match surrounding architecture), consistent with the height of the existing school building. The ordinance allows heights over 35 feet, but less than 75 feet, as a conditional use in the Institutional Zoning District.

This item was postponed.

PLNPCM2008-00347 Central City Recreation Center Zoning Amendment—a request by Salt Lake County to amend the City zoning map for the property located at approximately 615 South 300 East so that the entire property is zoned PL (Public Lands). The subject property is the current location of the Central City Recreation Center and currently has a split zoning designation of Multi-Family RMF-35 and PL.

This item was postponed.

Petition PLNPCM2008-00744 Autozone Planned Development Amendment—a request by The Boyer Co., represented by Nate Swain, for a conditional use to amend a recently approved planned development to include a monument sign. The pad site for the proposed Autozone auto parts retail building is not a separate lot and therefore is not eligible, per the sign ordinance, for its own monument sign. The subject site is located at approximately 1199 East 3300 South, at the south entrance to Brickyard Plaza, in a CB zoning district.

This item was postponed.

Rosewood Senior Housing Project Master Plan Map and Zoning Map Amendments, Street Closure and Declaration of Surplus Property—a request by the Housing Authority of Salt Lake City, represented by Executive Director Bill Nighswonger, for approval for a 75 unit senior housing development at approximately 158 North 600 West and approximately 171-187 North Phoenix Circle.

- a. **Petition PLNPCM2008-00466 Master Plan Amendment**—the applicant is requesting approval to amend the Capitol Hill Community Master Plan’s Future Land Use Map for the property from Low Density Residential (1-15 dwelling units/acre) to Medium High Density Residential (30-50 dwelling units/acre).
- b. **Petition PLNPCM-00470 Zoning Map Amendment**—the applicant is requesting approval to rezone the property from SR-3 and SR-1A Special Development Pattern Residential to RMF-45 Residential Multi-Family.
- c. **Petition PLNSUB-00615 Street Closure and Declaration of Surplus Property**—the applicant is requesting that the City close platted, but unimproved Phoenix Circle (located at approximately 560 West at 200 North. As part of the closure the request, the applicant is requesting that the Planning Commission declare Phoenix Circle as Surplus Property.

These items were postponed.

[5:54:01 PM](#) **Petition No. PLNPCM2008-00409, Salt Lake City Zoning Ordinance text and Building Code text amendments—this is an Issues Only Hearing. Public input is welcome. The Planning Commission will not make a decision on the matter at this meeting.** This is a request by the Salt Lake City Planning Commission to analyze the feasibility of amending the City Code as it pertains to residential condominium conversions. The following issues are being considered: [View: Staff Report](#)

Zoning Ordinance:

1. Expand Planning Director oversight for exterior building and site improvements as may be required.
2. Amend definitions to specifically state that condominium conversions of existing residential apartment buildings to condominium ownership are not a “Change of Use”.

Building Ordinance:

1. Requiring exterior building conditions; interior building standards; space and occupancy standards, light and ventilation standards and fire safety-egress standards to apply to the residential apartment—condominium conversion process, as required by the Salt Lake City Existing Residential Housing Code.
2. Require the installation of a smoke detector system conforming to manufacturer’s recommendations
3. Require fire sprinkler systems in buildings with more than 3 units.
4. Require compliance with chapter 18.96.050 (Fit Premises): Property owner to maintain the premises and each dwelling unit.

Chair Woodhead recognized Nole Walkingshaw as staff representative.

Public Hearing [6:16:18 PM](#)

Chair Woodhead opened the public hearing portion of the petition.

The following person spoke or submitted a hearing card in support of the proposed petition: **Cindy Cromer** (816 East 100 South) stated that she currently owned apartments that she would like to convert to condominium units, and she would like to see this issue go to the Historic Landmark Commission as well.

Chair Woodhead closed the public hearing.

The meeting adjourned at 6:20 p.m.

This document, along with the digital recording, constitute the official minutes of the Salt Lake City Planning Commission held on November 19, 2008.

Go to FTR Gold at <ftp://ftrftp.slcgov.com/FTRPlayerPlusV21.exe> to download the digital recording.

Tami Hansen