

**Salt Lake City Planning Division**

**Record of Decisions by the Planning Commission**

**Wednesday, October 14, 2009**

*5:45 p.m.*

*City & County Building*

*451 South State Street, Room 326*

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1. **PLNPCM2009-00726; Pet Cemetery Zoning Ordinance Amendment**—a request by the Rival Investments for a zoning text amendment to modify Sections 21A.62.040 (definitions) and 21A.30.080 (Commercial Table of Permitted and Conditional Uses) of the Salt Lake City Zoning Ordinance to create a new definition for a “Funeral Home” a new definition for an “Animal Cremation Service” and to allow Animal Cremation Services in the Commercial Corridor zoning district as a permitted use. The purpose of the request is to allow a pet cremation service at approximately 1727 East Major Street. The proposed text amendments are city-wide.

**DECISION: Issues Only, no decision was made.**

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2. **PLNPCM2009-00174; Conditional Use Chapter Amendments**— a request by Mayor Ralph Becker for zoning text amendment approval to modify Chapter 21A.54, Conditional Uses, of the Salt Lake City Zoning Ordinance. The purpose of the amendments is to bring the chapter into compliance with state code, to clarify the intent of certain sections, and to revise the standards and factors necessary for conditional use approval. The proposed text amendments are city-wide.

**DECISION: Issues Only, no decision was made.**

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3. **PLNPCM2009-00784; Dick N’ Dixie’s Private Club**—a request by Jason Rasmussen for a conditional use approval to operate a private club at approximately 479 East 300 South (currently “Andy’s Place”). The subject property is located in the R-MU (Residential Mixed Use) zoning district in City Council District 4, represented by Luke Garrott.

**DECISION: Approved with the following conditions:**

1. **The Planning Commission delegates the final authority for the site plan, signage review, and security and operations plan to the Planning Director.**
2. **Require a security and operations plan according to the conditional use provisions for private clubs in the R-MU zone be prepared and filed with the City. The plan shall include:**

- a. **A complaint-response community relations program, and;**
- b. **Having a representative of the private club or associate meet with neighbors upon request to attempt to resolve any neighborhood complaints regarding the operations on the premises;**
- c. **Design and construction requirements to ensure that any sound level originating within the premises, measure within fifteen (15) feet from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for residential use districts in Section 9.28.060 of this code;**
- d. **Allowing live entertainment only within an enclosed building subject to the foregoing sound limit;**
- e. **Prohibiting electronically amplified sound in any exterior portion of the premises;**
- f. **Designating a location for smoking tobacco outdoors in conformance with state law;**
- g. **Having trash strewn on the premises, including any smoking and parking lots areas, be collected and deposited in a trash receptacle by 6 a.m. the following day and;**
- h. **Having portable trash receptacles on the premises emptied daily and automated receptacles emptied at least weekly. Automated receptacles shall be located only within a City-approved trash storage area.**
- i. **Keeping the exterior of the premises free of graffiti at all times.**

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**4. PLNPCM2009; Quest Assisted Living Facility Conditional Use**—a request by Quest Services for conditional use approval of a Small Assisted Living Facility in an existing single-family dwelling at approximately 1820 West 800 North. The property is located in the R-1/5000 zoning district in City Council District One, represented by Carlton Christensen

**DECISION: Approved with the following conditions:**

- 1. Compliance with City Department/Division requirements as addressed in this staff report. If additional requirements are stipulated by the City Departments/Divisions for improvements to the structure or home, the applicant shall satisfy said requirements.**
- 2. The applicant shall obtain all necessary permits for improvements to the property. All improvements must meet current building code and zoning code requirements.**

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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  
Pat Comarell, Assistant Planning Director  
Lyn Creswell, Chief Administrative Officer  
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