
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: September 17, 2009

SUBJECT: Petition PLNPCM2008-00347 – Zoning Map Amendment request from Salt Lake County to rezone property located at approximately 615 South 300 East from Moderate Density Multi-Family Residential RMF-35 to Public Lands PL (Central City Community Center)

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted, the rezoning will affect Council District 4.

STAFF REPORT BY: Janice Jardine and Nick Tarbet

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community and Economic Development – Planning Division
Casey Stewart, Senior Planner

POTENTIAL MOTIONS:

1. [“I move that the Council”] Refer this item to a future Council meeting.
 2. [“I move that the Council”] Adopt an ordinance rezoning property located at approximately 615 South 300 East from Moderate Density Multi-Family Residential RMF-35 to Public Lands PL.
 3. [“I move that the Council”] Not adopt an ordinance rezoning property located at approximately 615 South 300 East from Moderate Density Multi-Family Residential RMF-35 to Public Lands PL.
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The following information was provided previously for the Council Work Session on September 8, 2009. It is provided again for background purposes.

KEY ELEMENTS:

- A. An ordinance has been prepared that would rezone a portion of the property occupied by the Central City Community Center located at approximately 615 South 300 East. The zoning would be changed from Moderate Density Multi-Family Residential RMF-35 to Public Lands PL. (Please see attached vicinity map.) The Administration’s paperwork notes:
1. This action would correct a zoning map error that occurred during the 1995 Zoning Ordinance Rewrite project and accommodate expansion of the existing parking lot to the east.
 2. The existing building was constructed in approximately 1968 and has been used as a community center since that time.
 3. The building and west parking lot are zoned Public Lands and the swimming pool and east parking lot are zoned Residential Multi-family RMF-35.
 4. The amendment will properly align the zoning districts with the adjacent property to the east and the current and past use of the subject property as a recreation center.

5. The Future Land Use Map in the Central Community Master Plan identifies the property for institutional land uses.
 6. The requested rezoning would not require an amendment to the existing master plan.
- B. Key points from the Administration's transmittal and Planning staff report note the following regarding the zoning map amendment, the proposed parking lot expansion and related landscaping requirements.
1. Zoning map amendment:
 - a. The splitting of this property by a zoning boundary is not logical and the property has been a single parcel as far back as accessible property records show.
 - b. The draft zoning maps used as part of the 1995 Zoning Ordinance Rewrite project show the entire subject property being zoned Public Lands with the Moderate Density Multi-Family Residential RMF-35 zone beginning on the lot adjacent to the east.
 - c. The maps were somehow misinterpreted when the final zoning map was produced thereby drawing the PL/RMF-35 boundary through the property rather than along the east property line as shown by the preliminary maps. The confusion likely resulted because the subject property spanned two separate sheets of the paper maps.
 - d. Aerial photos and other property records show the entire parcel being used in conjunction with the existing recreation center.
 - e. Planning staff could find no reason as to why the subject property would have been divided by a zoning district boundary.
 - f. The CED Director authorized refund of application fees on the basis that the current zoning boundary is the result of a mapping error when zoning district boundaries were changed in 1995.
 2. Parking lot expansion:
 - a. Vehicles access the existing parking areas from 300 East or 600 South.
 - b. The existing parking lots provide parking stalls for up to 35 vehicles.
 - c. The County intends to add more parking area to the east parking lot that would increase the total on-site parking stalls to 49.
 - d. This increase will improve the on-site parking situation thereby reducing the impacts of parking on local streets.
 - e. Based on the uses currently operating on the site, the total number of required parking stalls is 74.
 - f. The proposal increases the total parking stalls which will bring the parking closer to compliance, but does not yet meet the City parking requirement.
 - g. However, a fair number of the recreation center users arrive and depart using bus or are dropped off by parents.
 - h. The required number of parking stalls may be more than necessary to sufficiently serve the use.
 - i. The City does not have the ability to require compliance with the off-street parking regulations through a zoning amendment application.
 3. Landscaping requirements:
 - a. Landscaping will be required as a buffer between the parking lot and the existing residential uses to the east of the property. This includes a 10-foot landscaped buffer.
 - b. At least 5% of the interior of the parking lot must consist of landscaping.
 - c. The Central City Community Council recommended that the interior parking lot landscaping requirements not be enforced to allow easier snow removal during the winter and to avoid having plant areas in the middle of heat-intensifying parking lots in the summer.
 - d. The zoning amendment process cannot waive individual ordinance requirements so this issue is not part of the decision.
- C. The purpose of the Moderate Density Multi-Family Residential RMF-35 zoning district is to provide an environment suitable for a variety of moderate density housing types, including multi-family dwellings.

- D. The purpose of the Public Lands PL zoning district is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities.
- E. The public process included a presentation to the East Central Community Council on November 5, 2008 and written notification of the Planning Commission hearing to Community Council Chairs and the Planning Division electronic list serve. Notice was also posted on the City's website. The Community Council was generally supportive of the zoning amendment.
 - 1. Questions arose regarding the zoning and ownership history of the property in response to the notion that this parcel was mistakenly split by a zoning boundary line.
 - 2. Suggestions were offered by the community that the City not enforce interior parking lot landscaping requirements for the proposed parking lot expansion noting that landscaped areas within parking lots create difficulty for snow removal in the winter and cause stress to the plants because of the intensified heat from the adjacent pavement.
- F. The City's Departments and Divisions have reviewed the request. The Planning staff report notes that in general, the departments had no objections or concerns with the proposed development. The departments provided specific improvements required according to their respective oversight. The Transportation Division did note:
 - o The 600 South roadway is a special Arterial class roadway (one way east bound). The revision from the past 35 stalls to the new proposal of 49 stalls is still sub-standard for the 74 total required, but it is an upgrade of 19% of the required parking and will benefit the existing on street parking demand.
- G. The Administration's transmittal and Planning staff report provide a detailed discussion of the proposed rezoning. The Planning staff report provides findings of fact that support the criteria established in the City's Zoning Ordinance, Sec. 21A.50.050 - Standards for General Zoning Amendments. (Please refer to the Planning staff report for specific findings of fact and discussion of compliance with individual standards, pgs. 4-5.)
- H. On January 14, 2009, the Planning Commission held a public hearing. The Planning Commission voted to forward a positive recommendation to the City Council to rezone the property as requested. Issues raised at the public hearing included:
 - 1. The City's requirement for interior parking lot landscaping and how that results in a large expanse of asphalt with islands of landscaping that are difficult to maintain and often struggle to survive the intense heat reflection. The Planning Commission determined this was a separate issue from the zoning amendment and did not have a bearing on correcting the zoning map to conform to the Master Plan.
 - 2. The City's handling of zoning map errors. It was suggested by a member of the public that the City handle them soon after they are discovered so they do not unnecessarily interrupt or delay applications for development.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR ADMINISTRATION:

The Council may wish to discuss with the Administration the criteria used to determine when it is appropriate to waive the application filing fees for zoning map errors. The Council may wish to discuss whether to urge the Administration to waive the fee for all mapping errors.

- 1. For several years after the adoption of the Zoning Ordinance and maps in 1995, the Administration processed mapping errors by adjusting the zoning maps in-house without a public process or by the City initiating a petition to correct the zoning map error which did not require a filing fee.
- 2. In approximately 2002/2203, the City Attorney's office determined that due to the length of time that had passed since the 1995 zoning was enacted Administrative zoning map adjustments were no longer appropriate.

3. Since that time, zoning map errors have been handled through the regular rezoning process requiring individual property owners to file a zoning map amendment application with payment of the associated fees and processes.
4. As previously noted, the Administration's paperwork and Planning staff report indicate that the CED Director authorized refund of application fees on the basis that the current zoning boundary is the result of a mapping error when zoning district boundaries were changed in 1995.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Administration's transmittal and the Planning staff report note the following with regard to master plan policies.
 1. The subject property is located within the Central Community Master Plan area, adopted in 2002, and identified on the Future Land Use Map as "Institutional use" for the entire parcel.
 2. Amending the RMF-35 portion of the property to PL would be consistent with the objective of the adopted Central Community Master Plan. As previously noted, no Master Plan amendment is required.
 3. The Central Community Master Plan provides the following direction regarding the proposal.

Traffic and parking impacts

A majority of institutional land uses attract populations from outside the neighborhood and community, creating traffic and parking impacts. Some of these impacts are caused from poor site and vehicle circulation design. In other cases, the institution outgrows its physical capacity. The owners of these properties or their property managers must address the traffic and parking problems they create. Parking has a significant impact on residential neighborhoods. When clients and employees of institutional uses cannot find off-street parking, they park on local residential streets. Controlling or eliminating this on-street parking is important to the livability of the neighborhood. (Page 12)
- B. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses.
- C. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
 1. Is aesthetically pleasing;
 2. Contributes to a livable community environment;
 3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
 4. Forestalls negative impacts associated with inactivity.
- D. The Transportation Master Plan contains policy statements that include support of alternative forms of transportation, considering impacts on neighborhoods on at least an equal basis with impacts on transportation systems and giving all neighborhoods equal consideration in transportation decisions. The Plan recognizes the benefits of locating high density housing along major transit systems and reducing dependency on the automobile as a primary mode of transportation.
- E. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities. Policy concepts include:
 1. Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
 2. Ensure that land uses make a positive contribution to neighborhood improvement and stability.
 3. Ensure that building restoration and new construction enhance district character.

4. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
5. Treat building height, scale and character as significant features of a district's image.
6. Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.

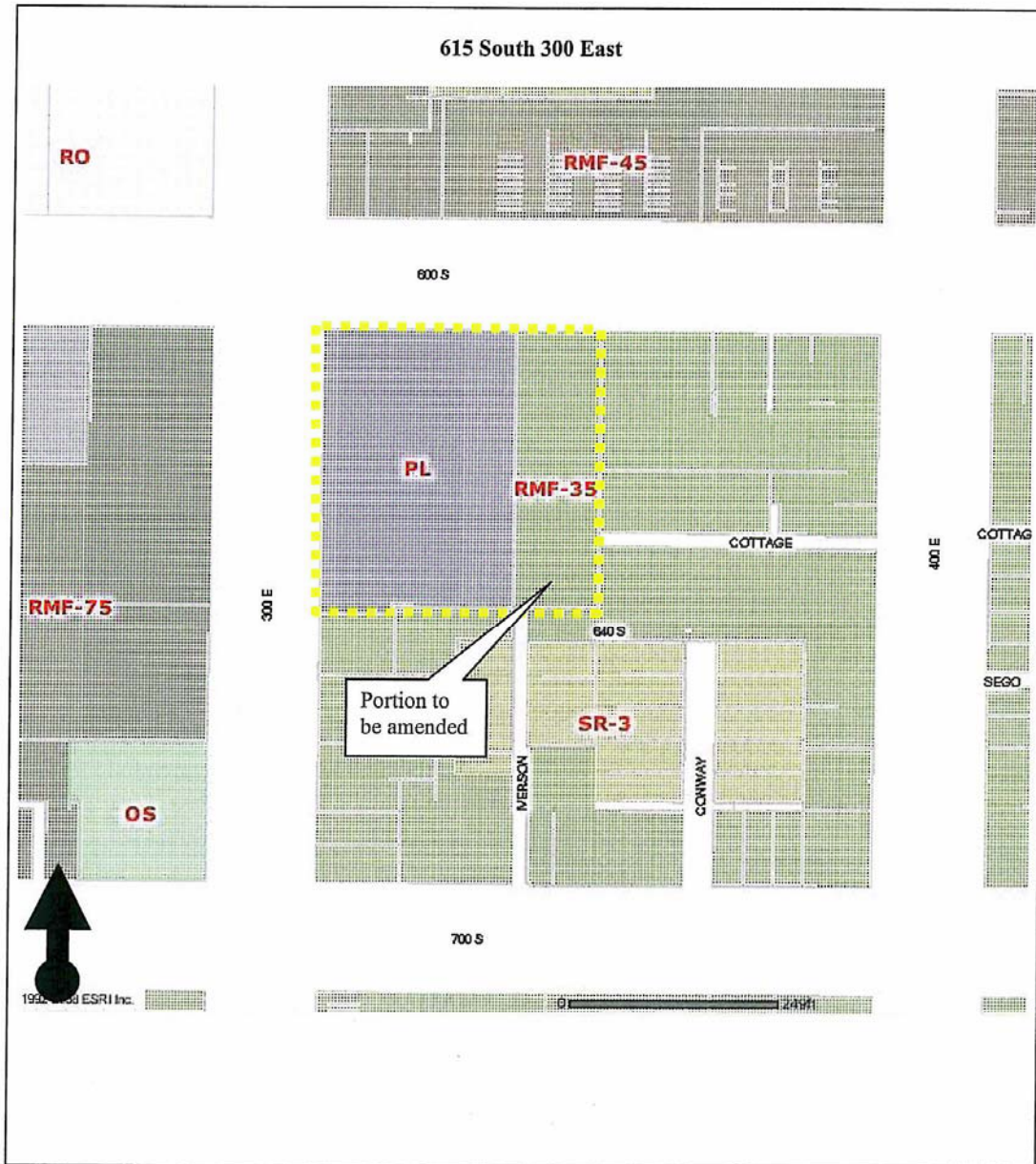
CHRONOLOGY:

August 19, 2008	Petition submitted to City for consideration and processing.
November 5, 2008	Applicant and Planning staff attended Central City Community Council to present project and gather public input.
December 3, 2008	CED Director authorized refund of application fees on the basis that the current zoning boundary is the result of a mapping error when zoning district boundaries were changed in 1995.
January 14, 2009	Planning Commission public hearing
January 28, 2009	Planning Commission ratified minutes for January 14, 2009 meeting.

cc: David Everitt, Karen Hale, Holly Hilton, Lyn Creswell, Ed Rutan, Lynn Pace, Paul Nielson, Rick Graham, Jeff Niermeyer, Tom Ware, Tim Harpst, Kevin Young, Frank Gray, Mary De La Mare-Schafer, LuAnn Clark, Orion Goff, Les Koch, Larry Butcher, Wilf Sommerkorn, Pat Comarell, Cheri Coffey, Joel Paterson, Casey Stewart, City Council Liaisons, Mayors Liaisons

File Location: Community and Economic Development Dept., Planning Division, Rezoning, Central City Community Recreation Center, 615 South 300 East

VICINITY MAP



SALT LAKE CITY CORPORATION

FRANK B. GRAY
DIRECTOR


DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

RALPH BECKER
MAYOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

CITY COUNCIL TRANSMITTAL



David Exeritt, Chief of Staff

Date Received:



Date Sent to City Council: 07/14/2009

TO: Salt Lake City Council
Carlton Christensen, Chair

DATE: July 9, 2009

FROM: Mary DeLaMare-Schaefer,
Community & Economic Development Deputy Director
on behalf of Frank Gray, Community & Economic Development Department Director



RE: Petition PLNPCM2008-00347: Zoning Map Amendment by Salt Lake County, 615 South 300 East, to change the portion of the subject property zoned RMF-35 (Moderate Density Multi-Family Residential) to match the bulk of the property, which is zoned PL (Public Lands)

STAFF CONTACTS: Casey Stewart, Principal Planner, at 801-535-6260 or Casey.Stewart@slcgov.com

RECOMMENDATION: That the City Council hold a briefing and schedule a Public Hearing

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: Lana Bryner, representing Salt Lake County, is requesting approval to change the portion of the subject property zoned RMF-35 (Moderate Density Multi-Family Residential) to match the bulk of the property, which is zoned PL (Public Lands). The existing building was constructed about 1968 and has been used as a community center since then. The County wants to increase the parking capacity for the property, which has been lacking. In preparation for expanding the east parking lot, the County has requested the zoning amendment so the entire property is subject to only one zoning district, not two.

Analysis:

The subject property, located at 615 South 300 East, is owned by Salt Lake County and houses the Central City Recreation Center and an outdoor swimming pool that has not been used since 1998. The zoning boundary separates the building and parking lot on the west from the outdoor swimming pool and parking lot on the east. The building and west parking lot are zoned PL; the swimming pool and east parking lot are zoned RMF-35.

Staff reviewed the draft zoning maps that were used in preparation of the 1995 Zoning Ordinance rework project. The maps show the entire subject property being zoned PL, with the RMF-35 district beginning on the lot adjacent to the east. These maps were somehow misinterpreted when the final zoning map was produced, thereby drawing the PL/RMF-35 boundary through the property rather than along the east property line as shown by the preliminary maps. The confusion likely resulted because the subject property spanned two separate sheets of the paper maps. Aerial photos and other property records show the entire parcel being used in conjunction with the existing recreation center. Planning staff could find no reason as to why the subject property would have been divided by a zoning district boundary.

Vehicles access the existing parking areas from 300 East or 600 South. Existing parking lots provide parking stalls for up to 35 vehicles. The County seeks to add more parking area to the east parking lot, bringing the total on-site parking stalls to 49. Based on the uses currently operating on the site, the total number of required parking stalls is 74. The proposal increases the total parking stalls, which will bring the parking closer to compliance, but does not yet meet the City parking requirement. The City does not have the ability to require compliance with the off-street parking regulations through a zoning amendment application. However, a fair number of the recreation center users arrive and depart using bus or are dropped off by parents. Therefore, the required number of parking stalls may be more than necessary to sufficiently serve the use.

Landscaping will be required as a buffer between the parking lot and the existing residential uses to the east of the property. This includes a 10-foot landscaped buffer. At least 5% of the interior of the parking lot must consist of landscaping, but the Central City Community Council recommended that requirement be relieved to allow easier snow removal during the winter and to avoid having plant areas in the middle of heat-intensifying parking lots in the summer. The zoning amendment process cannot waive individual ordinance requirements so this issue is not part of the decision.

Comments were requested from the following City departments/divisions: Public Utilities, Engineering, Transportation, Fire, and Building Services. The departments had no objections or concerns with the proposed zoning amendment.

Master Plan Considerations

The subject property is located with the Central Community Master Plan area, adopted in 2002, and therein depicted on the Future Land Use Map as "Institutional" for the entire parcel. No Master Plan amendment is required. Amending the RMF-35 portion of the property to PL would be consistent with the objective of the adopted Central Community Master Plan. The Central Community Master Plan provides the following direction regarding the proposal:

Traffic and parking impacts

“A majority of institutional land uses attract populations from outside the neighborhood and community, creating traffic and parking impacts. Some of these impacts are caused from poor site and vehicle circulation design. In other cases, the institution outgrows its physical capacity. The owners of these properties or their property managers must address the traffic and parking problems they create. Parking has a significant impact on residential neighborhoods. When clients and employees of institutional uses cannot find off-street parking, they park on local residential streets. Controlling or eliminating this on-street parking is important to the livability of the neighborhood” (page 12).

The purpose behind the amendment at this time is for a parking lot expansion for the existing institutional land use. This expansion will increase the parking capacity from 35 stalls to 49 stalls. This increase will improve the on-site parking situation, thereby reducing the impacts of parking on local streets.

PUBLIC PROCESS:

The Central City Community Council discussed the project at their November 5, 2008 meeting. At the meeting, the council was generally supportive of the zoning amendment. Questions arose about the zoning and ownership history of the property in response to the notion that this parcel was mistakenly split by a zoning boundary line. Suggestions were offered by the community that the City not enforce interior parking lot landscaping requirements for the proposed parking lot expansion. Landscaped areas within parking lots create difficulty for snow removal in the winter and cause stress to the plants because of the intensified heat from the adjacent pavement.

The Planning Commission held a Public Hearing on January 14, 2009. Issues raised at the Public Hearing included the City’s requirement for interior parking lot landscaping and how that results in a large expanse of asphalt with islands of landscaping that are difficult to maintain and often struggle to survive the intense heat reflection. The Planning Commission determined this was a separate issue from the zoning amendment and did not have a bearing on correcting the zoning map to conform with the Master Plan. A second issue raised by a citizen, Cindy Cromer, was the City’s handling of zoning map errors. Ms. Cromer suggested the City handle them soon after they are discovered so they do not unnecessarily interrupt or delay applications for development. The Planning Commission passed a motion to recommend approval of the zoning map amendment to the City Council. The vote was six in favor; zero opposed.

Two nearby property owners, Scott Schoenebeck and Steve Scoville, attended the Planning Commission hearing and after hearing the proposal indicated they had no objections to the zoning amendment. No adjacent property owners offered any objections to the request.

RELEVANT ORDINANCES:

Amendments to the Zoning Ordinance and Maps are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050: "A decision to amend the text

of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard." It does, however, list five standards, which should be analyzed prior to rezoning property (Section 21A.50.050 A-E). The five standards are discussed in detail starting on page 4 of the Planning Commission Staff Report (see Attachment 5B).

Sections 10-9a-204 and 205 of the Utah Code Title 10, Chapter 9a, Municipal Land Use, Development and Management Act regulate the requirements for noticing a general plan amendment and land use ordinance amendment. The petitions for zoning and Master Plan amendment were published in the newspaper on December 31, 2008, meeting State Code noticing requirements.

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 - B) STAFF REPORT**
 - C) AGENDA AND MINUTES**
January 14, 2008 – Planning Commission
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1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY
Petition PLNPCM2008-00347

- August 19, 2008 Petition submitted to City for consideration and processing.
- August 21, 2008 Petition assigned to Casey Stewart, Principal Planner for staff analysis and processing.
- October 3, 2008 Routed petition to City Departments for comment and recommendation.
- November 5, 2008 Applicant and Planning staff attended Central City Community Council to present project and gather public input.
- December 3, 2008 CED Director authorized refund of application fees on the basis that the current zoning boundary is the result of a mapping error when zoning district boundaries were changed in 1995.
- December 30, 2008 Publication of Planning Commission public hearing notice.
- January 14, 2009 Planning Commission held public hearing and voted 6-0 to recommend approval of petition to City Council.
- January 28, 2009 Planning Commission ratified minutes for January 14, 2009 meeting.

2. ORDINANCE

SALT LAKE CITY ORDINANCE
No. _____ of 2009

(Amending the Zoning Map Concerning Property Located at approximately 615 South 300 East)

An ordinance amending the zoning map to change the zoning designation of property located at approximately 615 South 300 East from RMF-35 (Moderate Density Multi-Family Residential) to PL (Public Lands), pursuant to Petition No. PLNPCM2008-00347.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on January 14, 2009 to consider the application of Salt Lake County (application no. PLNPCM2008-00347) to change the zoning district designation of the Property from RMF-35 (Moderate Density Multi-Family Residential) to PL (Public Lands) in order to correct a previous zoning map error related to property located at 615 South 300 East; and

WHEREAS, at its January 14, 2009 public hearing, the Planning Commission voted unanimously to recommend to the Salt Lake City Council (“City Council”) that the City Council approve the proposed zoning map amendment; and

WHEREAS, after a public hearing held by the City Council on this matter, the City Council has determined that the following ordinance is in the best interest of the City.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending Zoning Map. The Salt Lake City Zoning Map shall be and hereby is amended to reflect that eastern portion of property located at 615 South 300 East, identified by County Tax ID number (Sidwell number) 16-06-386-001, and currently zoned “Moderate Density Multi-Family Residential” (RMF-35) is re-zoned from “Moderate Density Multi-Family Residential” to “Public Lands” (PL), thereby causing the entire property to be zoned “Public Lands”, as depicted in Exhibit “A” attached hereto.

SECTION 2. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2009.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

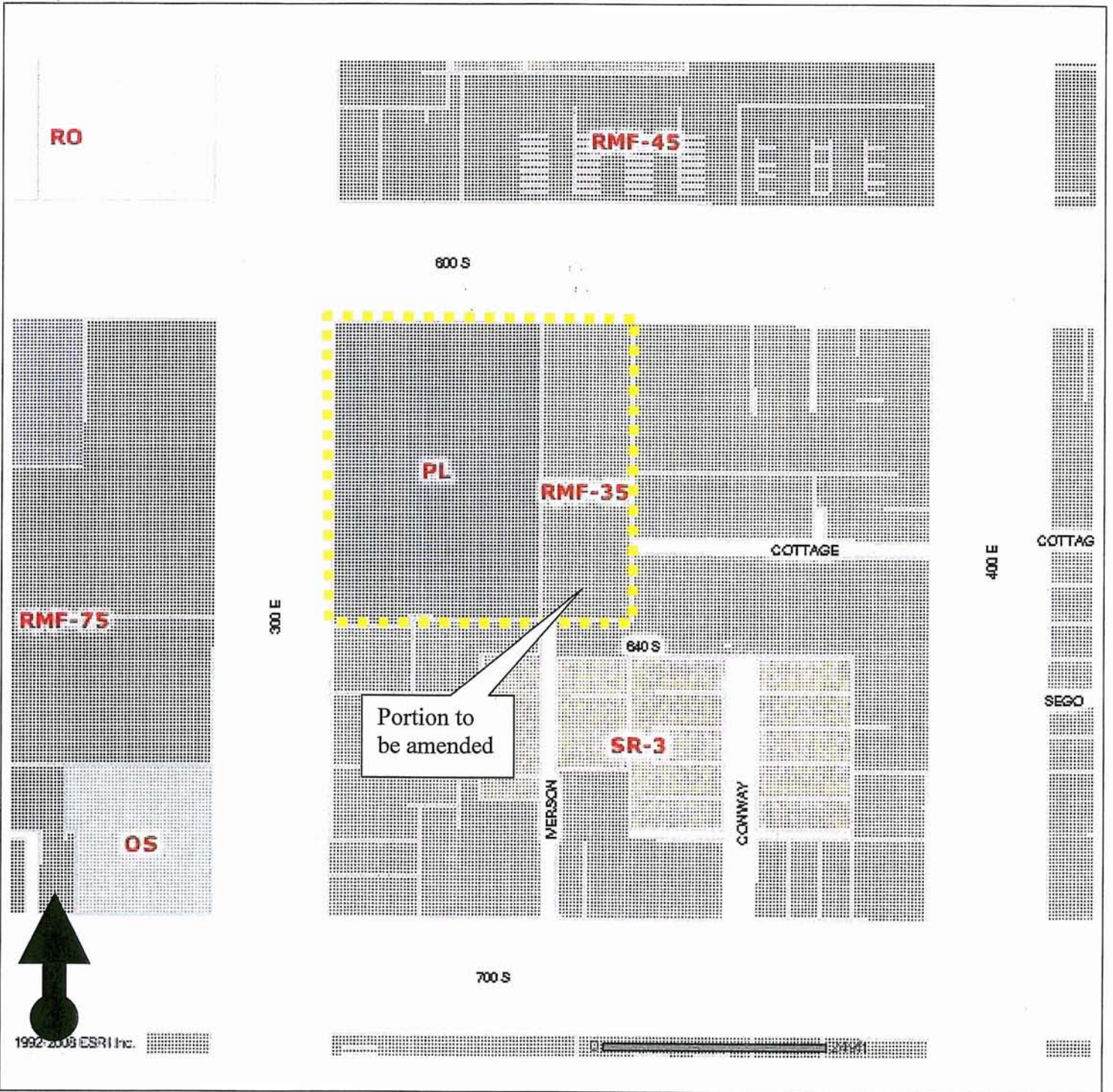
(SEAL)

Bill No. _____ of 2009.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: JUNE 18, 2009
By: Paul C. Nielson
Paul C. Nielson, Senior City Attorney

EXHIBIT A

ZONING MAP AMENDMENT
615 South 300 East



3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing regarding Petition PLNPCM2008-00347 to consider a zoning map amendment request for property located at approximately 615 South 300 East. The request is to amend the Salt Lake City Zoning Map for the eastern portion, which contains 0.75 of an acre, of the subject property from RMF-35 (Moderate Density Multi-Family Residential District) to PL (Public Lands) District consistent with the rest of the parcel.

As part of its study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

Date:

Time: 7:00 p.m.

Place: Room 315 (City Council Chambers)*
Salt Lake City and County Building
451 S. State Street
Salt Lake City, UT

*Please enter building from east side.

If you have any questions relating to this proposal or would like to review the petition on file, please contact Casey Stewart, Principal Planner, at 535-6260 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at casey.stewart@slcgov.com.

People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this public hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. The City & County Building is an accessible facility. For questions, requests, or additional information, please contact the City Council Office at 535-7600, or TDD 535-6021.

4. MAILING LABELS



1606378001 RESIDENT 450 N STATE ST # 4110 SALT LAKE CITY UT	84114	1606462030 RESIDENT 339 E 600 S # 1305 SALT LAKE CITY UT	84111	1606452013 RESIDENT PO BOX 11222 SALT LAKE CITY UT	84147
1606464049 RESIDENT 262 E 3900 S # 200 MURRAY UT	84107	1606462042 RESIDENT 339 E 600 S # 1405 SALT LAKE CITY UT	84111	1606452014 RESIDENT 339 E BELDON PL SALT LAKE CITY UT	84111
1606378008 RESIDENT 560 S 300 E SALT LAKE CITY UT	84111	1606465013 RESIDENT 379 E 600 S # 13 SALT LAKE CITY UT	84111	1606452019 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111
1606464008 RESIDENT 550 S 400 E # 3108 SALT LAKE CITY UT	84111	1606465007 RESIDENT 379 E 600 S # 7 SALT LAKE CITY UT	84111	1606380005 RESIDENT PO BOX 77234 ATLANTA GA	30357
1606464044 RESIDENT 550 S 400 E # 3408 SALT LAKE CITY UT	84111	1606378009 RESIDENT 560 S 300 E SALT LAKE CITY UT	84111	1606464013 RESIDENT 550 S 400 E # 3201 SALT LAKE CITY UT	84111
1606453032 RESIDENT PO BOX 6210 NEWPORT BEACH CA	92658	1606380004 RESIDENT 407 E 300 S SALT LAKE CITY UT	84111	1606464025 RESIDENT 2201 HENRYANNA AVE IDAHO FALLS ID	83404
1606453033 RESIDENT 6404 S GOLDEN CHAIN ST MURRAY UT	84107	1606380008 RESIDENT 319 E BELDON PL SALT LAKE CITY UT	84111	1606464001 RESIDENT 550 S 400 E # 3101 SALT LAKE CITY UT	84111
1606462006 RESIDENT 339 E 600 S # 1105 SALT LAKE CITY UT	84111	1606452011 RESIDENT 323 E BELDON PL SALT LAKE CITY UT	84111	1606464014 RESIDENT 550 S 400 E # 3202 SALT LAKE CITY UT	84111
1606462018 RESIDENT 339 E 600 S # 1205 SALT LAKE CITY UT	84111	1606452012 RESIDENT 329 E BELDON PL SALT LAKE CITY UT	84111	1606464026 RESIDENT PO BOX 520625 SALT LAKE CITY UT	84152

This list of ownership was compiled by the Salt Lake County Recorder's Office, with a copy being sent to the city it pertains to. Any alteration or deletion will be tracked and appropriate action taken. Feb2006Page 1 of 8

1606464002 RESIDENT 220 CHURCHILL DR BURLEY ID	83318	1606464005 RESIDENT 550 S 400 E # 3105 SALT LAKE CITY UT	84111	1606453031 RESIDENT PO BOX 6210 NEWPORT BEACH CA	92658
1606464015 RESIDENT 550 S 400 E # 3203 SALT LAKE CITY UT	84111	1606464041 RESIDENT 2119 S 400 E SOUTH SALT LAKE UT	84115	1606464018 RESIDENT 550 S 400 E # 3206 SALT LAKE CITY UT	84111
1606464027 RESIDENT 550 S 400 E # 3303 SALT LAKE CITY UT	84111	1606381001 RESIDENT 555 S 300 E SALT LAKE CITY UT	84111	1606464030 RESIDENT 550 S 400 E # 3306 SALT LAKE CITY UT	84111
1606464003 RESIDENT 550 S 400 E # 3103 SALT LAKE CITY UT	84111	1606453001 RESIDENT 555 S 300 E SALT LAKE CITY UT	84111	1606464006 RESIDENT 550 S 400 E # 3106 SALT LAKE CITY UT	84111
1606464016 RESIDENT 1640 SUNSET DR LOGAN UT	84321	1606453002 RESIDENT 3135 S METROPOLITAN WY SALT LAKE CITY UT	84109	1606464042 RESIDENT 550 S 400 E # 3406 SALT LAKE CITY UT	84111
1606464028 RESIDENT 1111 E BRICKYARD RD SALT LAKE CITY UT	84106	1606453003 RESIDENT 330 E BELDON PL SALT LAKE CITY UT	84111	1606464022 RESIDENT 550 S 400 E # 3210 SALT LAKE CITY UT	84111
1606464004 RESIDENT 550 S 400 E # 3104 SALT LAKE CITY UT	84111	1606453004 RESIDENT PO BOX 11222 SALT LAKE CITY UT	84147	1606464034 RESIDENT 550 S 400 E # 3310 SALT LAKE CITY UT	84111
1606464017 RESIDENT 550 S 400 E # 3205 SALT LAKE CITY UT	84111	1606453005 RESIDENT 340 E BELDON PL SALT LAKE CITY UT	84111	1606464010 RESIDENT 550 S 400 E # 3110 SALT LAKE CITY UT	84111
1606464029 RESIDENT 1111 E BRICKYARD RD SALT LAKE CITY UT	84106	1606453030 RESIDENT 1115 LAKE HERON DR #3B ANNAPOLIS MD	21403	1606464046 RESIDENT 62 BENCHMARK VILLAGE TOOELE UT	84074

1606465019 RESIDENT 541 E HOLLYWOOD AVE SALT LAKE CITY UT 84105	1606464032 RESIDENT 550 S 400 E # 3308 SALT LAKE CITY UT 84111	1606381002 RESIDENT 555 S 300 E SALT LAKE CITY UT 84111
1606465014 RESIDENT 379 E 600 S # 14 SALT LAKE CITY UT 84111	1606464021 RESIDENT 550 S 400 E # 3209 SALT LAKE CITY UT 84111	1606464024 RESIDENT 214 AERIE LN ELKO NV 89801
1606465008 RESIDENT 379 E 600 S # 8 SALT LAKE CITY UT 84111	1606464033 RESIDENT 550 S 400 E # 3309 SALT LAKE CITY UT 84111	1606464036 RESIDENT 550 S 400 E # 3312 SALT LAKE CITY UT 84111
1606465002 RESIDENT 407 E 200 S SALT LAKE CITY UT 84111	1606464009 RESIDENT 550 S 400 E # 3109 SALT LAKE CITY UT 84111	1606464012 RESIDENT 550 S 400 E # 3112 SALT LAKE CITY UT 84111
1606464019 RESIDENT 550 S 400 E # 3207 SALT LAKE CITY UT 84111	1606464045 RESIDENT 550 S 400 E # 3409 SALT LAKE CITY UT 84111	1606464048 RESIDENT 550 S 400 E # 3412 SALT LAKE CITY UT 84111
1606464031 RESIDENT 550 S 400 E # 3307 SALT LAKE CITY UT 84111	1606464023 RESIDENT 550 S 400 E # 3211 SALT LAKE CITY UT 84111	1606378006 RESIDENT 239 E 600 S SALT LAKE CITY UT 84111
1606464007 RESIDENT 327 SHINOB KAI WAY IVINS UT 84738	1606464035 RESIDENT 550 S 400 E # 3311 SALT LAKE CITY UT 84111	1606381003 RESIDENT 555 S 300 E SALT LAKE CITY UT 84111
1606464043 RESIDENT 550 S 400 E # 3407 SALT LAKE CITY UT 84111	1606464011 RESIDENT PO BOX 2302 SALT LAKE CITY UT 84110	1606381006 RESIDENT PO BOX 9324 SALT LAKE CITY UT 84109
1606464020 RESIDENT 550 S 400 E # 3208 SALT LAKE CITY UT 84111	1606464047 RESIDENT 4128 DOVEVILLE LN FAIRFAX VA 22032	1606453007 RESIDENT PO BOX 9324 SALT LAKE CITY UT 84109

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1606462002 RESIDENT 339 E 600 S # 1101 SALT LAKE CITY UT	84111	1606462039 RESIDENT 134 HIDDEN PASTURES DR GRAND ISLAND NY	14072	1606465001 RESIDENT 555 PAULARINO AVE #A212 COSTA MESA CA	92626
1606462014 RESIDENT 339 E 600 S # 1201 SALT LAKE CITY UT	84111	1606462004 RESIDENT 339 E 600 S # 1103 SALT LAKE CITY UT	84111	1606462037 RESIDENT 339 E 600 S # 1312 SALT LAKE CITY UT	84111
1606462026 RESIDENT 339 E 600 S # 1301 SALT LAKE CITY UT	84111	1606462016 RESIDENT 339 E 600 S # 1203 SALT LAKE CITY UT	84111	1606462049 RESIDENT 339 E 600 S # 1412 SALT LAKE CITY UT	84111
1606462038 RESIDENT 339 E 600 S # 1401 SALT LAKE CITY UT	84111	1606462028 RESIDENT 2737 NETHERLAND AVE RIVERDALE NY	10463	1606462007 RESIDENT 339 E 600 S # 1106 SALT LAKE CITY UT	84111
1606381004 RESIDENT 223 W 700 S # C SALT LAKE CITY UT	84101	1606462040 RESIDENT 339 E 600 S # 1403 SALT LAKE CITY UT	84111	1606462019 RESIDENT 339 E 600 S # 1206 SALT LAKE CITY UT	84111
1606381005 RESIDENT PO BOX 9324 SALT LAKE CITY UT	84109	1606462005 RESIDENT 339 E 600 S # 1104 SALT LAKE CITY UT	84111	1606462031 RESIDENT 339 E 600 S # 1306 SALT LAKE CITY UT	84111
1606462003 RESIDENT 339 E 600 S # 1102 SALT LAKE CITY UT	84111	1606462017 RESIDENT 339 E 600 S # 1204 SALT LAKE CITY UT	84111	1606462043 RESIDENT 339 E 600 S # 1406 SALT LAKE CITY UT	84111
1606462015 RESIDENT 339 E 600 S # 1202 SALT LAKE CITY UT	84111	1606462029 RESIDENT 339 E 600 S # 1304 SALT LAKE CITY UT	84111	1606462008 RESIDENT 5690 S VENTNOR AVE HOLLADAY UT	84121
1606462027 RESIDENT 339 E 600 S # 1302 SALT LAKE CITY UT	84111	1606462041 RESIDENT 339 E 600 S # 1404 SALT LAKE CITY UT	84111	1606462020 RESIDENT 339 E 600 S # 1207 SALT LAKE CITY UT	84111

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1606462032 RESIDENT 339 E 600 S # 1307 SALT LAKE CITY UT	84111	1606462010 RESIDENT 339 E 600 S # 1109 SALT LAKE CITY UT	84111	1606462035 RESIDENT 339 E 600 S # 1310 SALT LAKE CITY UT	84111
1606462044 RESIDENT 339 E 600 S # 1407 SALT LAKE CITY UT	84111	1606462022 RESIDENT 339 E 600 S # 1209 SALT LAKE CITY UT	84111	1606462047 RESIDENT 339 E 600 S # 1410 SALT LAKE CITY UT	84111
1606465015 RESIDENT 379 E 600 S # 15 SALT LAKE CITY UT	84111	1606462034 RESIDENT 339 E 600 S # 1309 SALT LAKE CITY UT	84111	1606465017 RESIDENT 379 E 600 S # 17 SALT LAKE CITY UT	84111
1606465009 RESIDENT 379 E 600 S # 9 SALT LAKE CITY UT	84111	1606462046 RESIDENT 547 MUIRFIELD DR SAINT CHARLES MO	63304	1606465011 RESIDENT 379 E 600 S # 11 SALT LAKE CITY UT	84111
1606465003 RESIDENT 379 E 600 S # 3 SALT LAKE CITY UT	84111	1606465016 RESIDENT 3702 S BALMOSSIE DR SALT LAKE CITY UT	84115	1606465005 RESIDENT 32 W 200 S SALT LAKE CITY UT	84101
1606462009 RESIDENT PO BOX 2323 JACKSON WY	83001	1606465010 RESIDENT 249 W 700 S SALT LAKE CITY UT	84101	1606462012 RESIDENT 339 E 600 S # 1111 SALT LAKE CITY UT	84111
1606462021 RESIDENT 7216 S 2780 E COTTONWOOD HTS UT	84121	1606465004 RESIDENT 379 E 600 S # 4 SALT LAKE CITY UT	84111	1606462024 RESIDENT 339 E 600 S # 1211 SALT LAKE CITY UT	84111
1606462033 RESIDENT 339 E 600 S # 1308 SALT LAKE CITY UT	84111	1606462011 RESIDENT 339 E 600 S # 1110 SALT LAKE CITY UT	84111	1606462036 RESIDENT 339 E 600 S # 1311 SALT LAKE CITY UT	84111
1606462045 RESIDENT 339 E 600 S # 1408 SALT LAKE CITY UT	84111	1606462023 RESIDENT 339 E 600 S # 1210 SALT LAKE CITY UT	84111	1606462048 RESIDENT 8800 SILVER SPUR RD PARK CITY UT	84098

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1606465018 RESIDENT 379 E 600 S # 18 SALT LAKE CITY UT	84111	1606457001 RESIDENT PO BOX 520115 SALT LAKE CITY UT	84152	1606386003 RESIDENT 7082 S SWAN HILL DR WEST JORDAN UT	84084
1606465012 RESIDENT 379 E 600 S # 12 SALT LAKE CITY UT	84111	1606457002 RESIDENT 354 E 600 S SALT LAKE CITY UT	84111	1606456005 RESIDENT 644 S IVERSON ST SALT LAKE CITY UT	84111
1606465006 RESIDENT 379 E 600 S # 6 SALT LAKE CITY UT	84111	1606457012 RESIDENT 364 E 600 S SALT LAKE CITY UT	84111	1606457009 RESIDENT PO BOX 522022 SALT LAKE CITY UT	84152
1606462013 RESIDENT 339 E 600 S # 1112 SALT LAKE CITY UT	84111	1606457004 RESIDENT 364 E 600 S SALT LAKE CITY UT	84111	1606385003 RESIDENT 6965 UNION PARK CNTR #350 COTTONWOOD HTS UT	84047
1606462025 RESIDENT 339 E 600 S # 1212 SALT LAKE CITY UT	84111	1606457005 RESIDENT 368 E 600 S SALT LAKE CITY UT	84111	1606458001 RESIDENT 1776 S WESTTEMPLE ST SALT LAKE CITY UT	84115
1606383009 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111	1606457006 RESIDENT 5985 S HOLLADAY BLVD HOLLADAY UT	84121	1606457010 RESIDENT 624 S 400 E SALT LAKE CITY UT	84111
1606383010 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111	1606457007 RESIDENT 5985 S HOLLADAY BLVD HOLLADAY UT	84121	1606457011 RESIDENT 626 S 400 E SALT LAKE CITY UT	84111
1606383011 RESIDENT 5965 S 900 E # 320 SALT LAKE CITY UT	84121	1606457013 RESIDENT 354 E 600 S SALT LAKE CITY UT	84111	1606458001 RESIDENT 1776 S WESTTEMPLE ST SALT LAKE CITY UT	84115
1606386001 RESIDENT 2001 S STATE ST # N4500 SALT LAKE CITY UT	84115	1606457008 RESIDENT 5985 S HOLLADAY BLVD HOLLADAY UT	84121	1607127011 RESIDENT 1776 S WESTTEMPLE ST SALT LAKE CITY UT	84115

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1606386002 RESIDENT 643 S 300 E SALT LAKE CITY UT 84111	1607203001 RESIDENT 653 S CONWAY CT SALT LAKE CITY UT 84111	1607127012 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT 84111
1607202005 RESIDENT 1021 E HOLLYWOOD AVE SALT LAKE CITY UT 84105	1607128001 RESIDENT 651 S 300 E SALT LAKE CITY UT 84111	1607127013 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT 84111
1607203003 RESIDENT 661 S CONWAY CT SALT LAKE CITY UT 84111	1607201001 RESIDENT 652 S IVERSON ST SALT LAKE CITY UT 84111	1607127027 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT 84111
1606456004 RESIDENT 648 S IVERSON ST SALT LAKE CITY UT 84111	1607202001 RESIDENT 2610 S 1500 E SALT LAKE CITY UT 84106	1607128003 RESIDENT 663 S 300 E SALT LAKE CITY UT 84111
1606458003 RESIDENT 648 S CONWAY CT SALT LAKE CITY UT 84111	1607203006 RESIDENT 1824 SANDCROFT DR CHARLESTON SC 29407	1607202007 RESIDENT PO BOX 708051 SANDY UT 84070
1606458004 RESIDENT 5385 S RIDGECREST DR TAYLORSVILLE UT 84118	1607202004 RESIDENT PO BOX 2696 SALT LAKE CITY UT 84110	1607202008 RESIDENT 337 E 700 S SALT LAKE CITY UT 84111
1606458002 RESIDENT 649 S IVERSON ST SALT LAKE CITY UT 84111	1607203002 RESIDENT 657 S CONWAY CT SALT LAKE CITY UT 84111	1607201002 RESIDENT 6193 W INDIAN OAK DR WEST JORDAN UT 84088
1607203005 RESIDENT P O BOX 483 OGDEN UT 84402	1607128002 RESIDENT 657 S 300 E SALT LAKE CITY UT 84111	1607203007 RESIDENT 664 S 400 E SALT LAKE CITY UT 84111
1607202003 RESIDENT 654 S CONWAY CT SALT LAKE CITY UT 84111	1607202002 RESIDENT 2610 S 1500 E SALT LAKE CITY UT 84106	1607128007 RESIDENT 2001 S STATE ST # N4500 SALT LAKE CITY UT 84115

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Address	Zip	Address	Zip	Address	Zip
1607201004 RESIDENT PO BOX 1763 SALT LAKE CITY UT	84110	1607202010 RESIDENT 5758 BISCAYNE DR ALEXANDRIA VA	22303	1607128005 RESIDENT 673 S 300 E SALT LAKE CITY UT	84111
1607201003 RESIDENT 664 S IVERSON ST SALT LAKE CITY UT	84111	1607202011 RESIDENT 364 E 700 S SALT LAKE CITY UT	84111	1607128006 RESIDENT 677 S 300 E SALT LAKE CITY UT	84111
1607202006 RESIDENT 668 S CONWAY CT SALT LAKE CITY UT	84111	1607203009 RESIDENT 361 E 700 S SALT LAKE CITY UT	84111	SLC Planning Casey Box 145480 Salt Lake City, UT 84114-5480	
1607203017 RESIDENT 668 S 400 E SALT LAKE CITY UT	84111	1607203010 RESIDENT 363 E 700 S SALT LAKE CITY UT	84111	Central City C.C. Thomas Mutter No address	
1607201005 RESIDENT 323 E 700 S SALT LAKE CITY UT	84111	1607203011 RESIDENT 367 E 700 S SALT LAKE CITY UT	84111	Steve Scoville 228 E. 500 S. # 101 Salt Lake City, UT 84111	
1607128004 RESIDENT 669 S 300 E SALT LAKE CITY UT	84111	1607203012 RESIDENT 373 E 700 S SALT LAKE CITY UT	84111		
1607128008 RESIDENT 315 E 700 S SALT LAKE CITY UT	84111	1607203013 RESIDENT 377 E 700 S SALT LAKE CITY UT	84111		
1607127026 RESIDENT 259 E 700 S SALT LAKE CITY UT	84111	1607127024 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111		
1607202009 RESIDENT 4920 SUNSET LN OGDEN UT	84403	1607127025 RESIDENT 451 S STATE ST # 225 SALT LAKE CITY UT	84111		

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189
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209

**5.A PLANNING COMMISSION
ORIGINAL HEARING NOTICE AND POSTMARK**

Casey
SLC Planning

PUBLIC HEARING NOTICE

Salt Lake City Planning Division
451 South State Street, Room 406
PO Box 145480
Salt Lake City UT 84111

MAILED FROM ZIP CODE 84111

NOV 24 2008

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PRINTED BY BOWES



1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting.
Written comments should be sent to:

Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. The Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

AGENDA FOR THE SALT LAKE CITY PLANNING COMMISSION MEETING

In Room 326 of the City & County Building at 451 South State Street

Wednesday, December 10, 2008 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. **Work Session**—the Planning Commission may discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation.

Approval of Minutes from Wednesday, November 19, 2008.

Report of the Chair and Vice Chair

Report of the Director

Clarification of Condition of Previously Approved Planned Development

1. 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 "C-S" zoning district. The clarification relates to the condition to obtain a cross easement over the property at approximately 613 East 400 South.

Public Hearings

2. **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. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Doug Dansie at 535-6182 or doug.dansie@slcgov.com).
3. **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. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
4. **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. The property is located in City Council District Seven, represented by Søren Simonsen (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
5. **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. The property is located in City Council District Three represented by Eric Jergensen (Staff contact: Ray Milliner at 535-7645 or ray.milliner@slcgov.com).
 - 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 request, the applicant is requesting that the Planning Commission declare Phoenix Circle as Surplus Property.
6. **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:

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. Require 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.

(Staff contact: Nole Walkingshaw at 535-7128 or nole.walkingshaw@slcgov.com).

Visit the Planning Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

Order Confirmation for Ad #0000406152-01

Client	PLANNING COMMISSION	Payor Customer	PLANNING COMMISSION
Client Phone	801-535-7757	Payor Phone	801-535-7757
Account#	1001447002	Payor Account	1001447002
Address	Attn: Lucille Taylor with Planning Division, 451 S. State SALT LAKE CITY UT 84111 USA	Payor Address	Attn: Lucille Taylor with Planning Division SALT LAKE CITY UT 84111

Fax		Ordered By	Acct. Exec
E-Mail	ray.milliner@slcgov.com	Ray Milliner	Whitmer

Total Amount	\$460.00			
Payment Amt	\$0.00			
Amount Due	\$460.00	Tear Sheets	Proofs	Affidavits
		0	0	0

Payment Method **PO Number**

Confirmation Notes:

Text: Special Notice Ad

Ad Type	Ad Size	Color
CLS Liner	1.0 X 70 Li	<NONE>

Product	Placement
Salt Lake Tribune::	General Classified
Scheduled Date(s):	12/31/2008
Product	Placement
Deseret News::	General Classified
Scheduled Date(s):	12/31/2008
Product	Placement
sltrib.com::	General Classified
Scheduled Date(s):	12/31/2008
Product	Placement
deseretnews.com::	General Classified
Scheduled Date(s):	12/31/2008

Ad Content Proof Actual Size

SALT LAKE CITY
 PLANNING COMMISSION
 MASTER PLAN
 AMENDMENT HEARING

On Wednesday January 14, 2008 at 5:45 P.M., the Salt Lake City Planning Commission will hold a public hearing to take public comment for the following items:

1. A request by the Housing Authority of Salt Lake, to amend the Capitol Hill Master Plan future land use map at 158 North 600 West. Amendment will change map designation to Medium/High Density from Low Density.
2. A request by the Housing Authority of Salt Lake, to amend the Salt Lake City Zoning map at 158 North 600 West. Amendment will change zoning from SR-1 (single family Residential) to RMF-45 (Multi-Family Residential).
3. A request by Salt Lake County to amend the Salt Lake City Zoning Map for the property at 615 South 300 East. Amendment will change zoning from RMF-35 (multi-family residential) to PL (public lands).

The hearing will be held in Room 326 of the Salt Lake City and County Building, 451 South State Street. Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, request or additional information, please contact the Planning Division at 535-7757; TDD 535-6220. For further information regarding this hearing, call Ray Milliner at 535-7645.

**5.B PLANNING COMMISSION
STAFF REPORT**

PLANNING COMMISSION STAFF REPORT

Central City Recreation Center Zoning Amendment
Petition PLNPCM2008-00347
615 South 300 East
Hearing date: January 14, 2009



Planning and Zoning Division
Department of Community &
Economic Development

Applicant:

Salt Lake County

Staff:

Casey Stewart 535-6260
casey.stewart@slcgov.com

Tax ID:

16-06-386-001

Current Zone:

PL (Public Lands)
RMF-35 (Moderate Density Multi-Family Residential)

Master Plan Designation:

Central Community Master Plan:
Institutional

Council District:

District 4 – Luke Garrott

Lot size: ≈ 2.52 acres

Current Use:

Central City Recreation Center

Applicable Land Use Regulations:

- 21A.32.070 PL District
- 21A.50 Amendments
- 21A.02.040 - Effect Of Adopted Master Plans Or General Plans

Notification

- Notice mailed November 25, 2008
- Sign posted November 25, 2008
- Posted to Planning Dept and Utah State Public Meeting websites December 4, 2008.

Attachments:

- A. Future Land Use Map
- B. Photographs
- C. Applicant's parking proposal

Request

Lana Bryner, representing Salt Lake County, is requesting approval to amend the zoning of a portion of the property located at 615 South 300 East from RMF-35 (Moderate Density Multi-Family Residential) to PL (Public Lands) to match the rest of the property. The requested amendment would allow an expansion to the existing parking lot along the east property line.

The Future Land Use Map in the Central Community Master Plan identifies the property as "Institutional". The requested amendment would not require an amendment to the existing master plan.

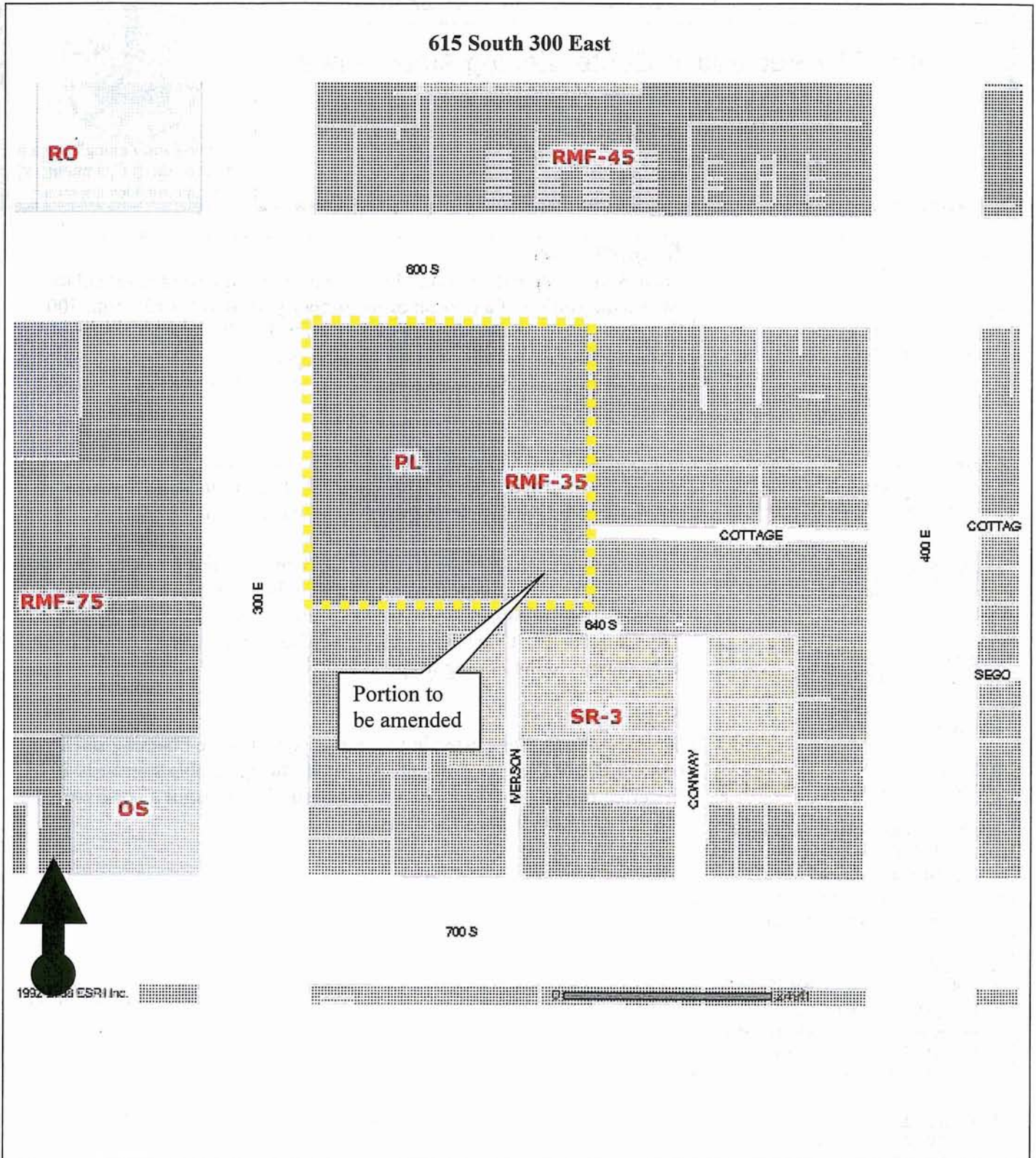
Petitions to amend the zoning map of the City require review by the Salt Lake City Planning Commission in a public hearing. Upon review, the Planning Commission will forward a recommendation to the Salt Lake City Council. The City Council is the final decision making authority for amendments to the Zoning Map.

Staff opinion

Based on the findings listed in the staff report, it is the Planning staff's opinion that the proposal adequately meets the applicable standards and therefore recommends the Planning Commission transmit a positive recommendation to the City Council.

VICINITY MAP

615 South 300 East



1992-2008 ESRI Inc.



Background

Project Description

The subject property located at 615 South 300 East, is owned by Salt Lake County and houses the Central City Recreation Center and an outdoor swimming pool that has not been used since 1998. The parcel is split by a zoning boundary between PL (Public Lands) and RMF-35 (Moderate Density Multi-Family Residential) zoning districts. The zoning boundary separates the building and parking lot on the west from the outdoor swimming pool and parking lot on the east. The building and west parking lot are zoned PL; the swimming pool and east parking lot are zoned RMF-35. The remainder of the properties toward the east along 600 South are zoned RMF-35.

The existing building was constructed about 1968 and has been used as a community center since then. According to the draft zoning maps used in preparation for the 1995 Zoning Ordinance, this entire parcel was to be zoned PL (Public Lands). An RMF-35 district was to be just east of this. In the end, according to recollection of current employees who were involved in the creation of the 1995 Zoning Ordinance, the zoning boundary line was drawn through the County's property, not along the property boundary as it was intended. Since then the City had intended to correct that error however it has not occurred yet. In preparation for expanding the east parking lot, the County has requested the zoning amendment so the entire property is subject to only one zoning district, not two.

Vehicles access the existing parking areas from 300 East or 600 South. Existing parking lots provide parking stalls for up to 35 vehicles. The County seeks to add more parking area to the east parking lot, bringing the total on site parking stalls to 49. Based on the uses currently operating on the site, the total number of required parking stalls is 74. The proposal increases the total parking stalls, which will bring the parking closer to compliance, but does not yet meet the City parking requirement. The City does not have the ability to require compliance with the off-street parking regulations through a zoning amendment application. However, a fair number of the recreation center users arrive and depart using bus or are dropped off by parents. Therefore the required number of parking stalls may be more than necessary to sufficiently serve the use.

Landscaping will be required as a buffer between the parking lot and the existing residential uses to the east of the property. This includes a 10-foot landscaped buffer. At least 5% of the interior of the parking lot must consist of landscaping, but the Central City Community Council recommended that requirement be relieved to allow easier snow removal during the winter and to avoid having plant areas in the middle of heat-intensifying parking lots in the summer. The zoning amendment process cannot waive individual ordinance requirements so this issue is not part of the decision.

Comments

Public Comments

The Central City Community Council discussed the project at their November 5, 2008 meeting. At the meeting, the council was generally supportive of the zoning amendment. Questions arose about the zoning and ownership history of the property in response to the notion that this parcel was mistakenly split by a zoning boundary line. Suggestions were offered by the community that the City not enforce interior parking lot landscaping requirements for the proposed parking lot expansion. Landscaped areas within parking lots create difficulty for snow removal in the winter and cause stress to the plants because of the intensified heat from the adjacent pavement. No other citizen comments were received.

City Department Comments

Comments were received from the following City departments and are included below. In general, the departments had no objections or concerns with the proposed development. The departments provided specific improvements required according to their respective oversight.

- **Public Utilities:** No comments.
- **Engineering:** No comments.
- **Transportation (Barry Walsh):** “The 600 South roadway is a special Arterial class roadway (one way east bound). The revision from the past 35 stalls to the new proposal of 49 stalls is still sub-standard for the 74 total required, But it is a up grade of 19% of the required parking and will benefit the existing on street parking demand”
- **Fire:** No comments.
- **Building Services (Tom Barlow):** “It appears that there are no issues with the proposed application. The zone change would bring the associated land use into compliance with the PL zoning district.”

Project Review

• Internal Project Review

Staff reviewed the draft zoning maps that were used in preparation of the 1995 Zoning Ordinance re-write project. The maps show the entire subject property being zoned PL, with the RMF-35 district beginning on the lot adjacent to the east. It appears that these maps were somehow misinterpreted when the final zoning map was produced, thereby drawing the PL/RMF-35 boundary through the property rather than along the east property line as shown by the preliminary maps. Aerial photos and other property records show the entire parcel being used in conjunction with the existing recreation center. Staff can find no reason as to why the subject property would have been divided by a zoning district boundary.

Analysis and Findings

Standards for General Amendments; Section 21A.50.050

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the city council should consider the following factors:

A. *Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.*

Analysis: The subject property is located with the Central Community Master Plan area, and therein depicted as “Institutional” for the entire parcel. Amending the RMF-35 portion of the property to PL would be consistent with the objective of the adopted Central Community Master Plan. The Central Community Master Plan provides the following direction regarding the proposal:

Traffic and parking impacts

“A majority of institutional land uses attract populations from outside the neighborhood and community, creating traffic and parking impacts. Some of these impacts are caused from poor site and vehicle circulation design. In other cases, the institution outgrows its physical capacity. The owners of these properties or their property managers must address the traffic and parking problems they create. Parking has a significant impact on residential neighborhoods. When clients and employees of institutional uses cannot find off-street parking, they park on local

residential streets. Controlling or eliminating this on-street parking is important to the livability of the neighborhood.” (Page 12)

The applicant’s purpose in requesting the zoning amendment is in preparation for a parking lot expansion on the east side. This expansion will increase the parking capacity from 35 stalls to 49 stalls. This increase will improve the on-site parking situation, thereby reducing the impacts of parking on local streets.

Finding: The proposal satisfies this standard.

- B. *Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.*

Analysis: The proposed amendment rectifies what appears to be an error in the zoning map and conforms to the current and past use of the property as a recreation center. The entire parcel will be zoned PL rather than part PL and part RMF-35. The amendment would comply with the Central Community Future Land Use Map which shows the entire property as “Institutional” and would reflect the current use and development of the parcel. The splitting of this property by a zoning boundary is not logical and the property has been a single parcel as far back as accessible property records show.

Finding: The proposal satisfies this standard.

- C. *The extent to which the proposed amendment will adversely affect adjacent properties.*

Analysis: No adverse effects to adjacent properties are likely to occur with this amendment since the property has been operating with the same use since 1968. The amendment will properly align the zoning districts with the current and past uses of the subject property and the adjacent property to the east.

Finding: The proposal satisfies this standard.

- D. *Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.*

Analysis: The subject property is not subject to any overlay zoning districts, and thus not contrary to any overlay district provisions.

Finding: The proposal satisfies this standard.

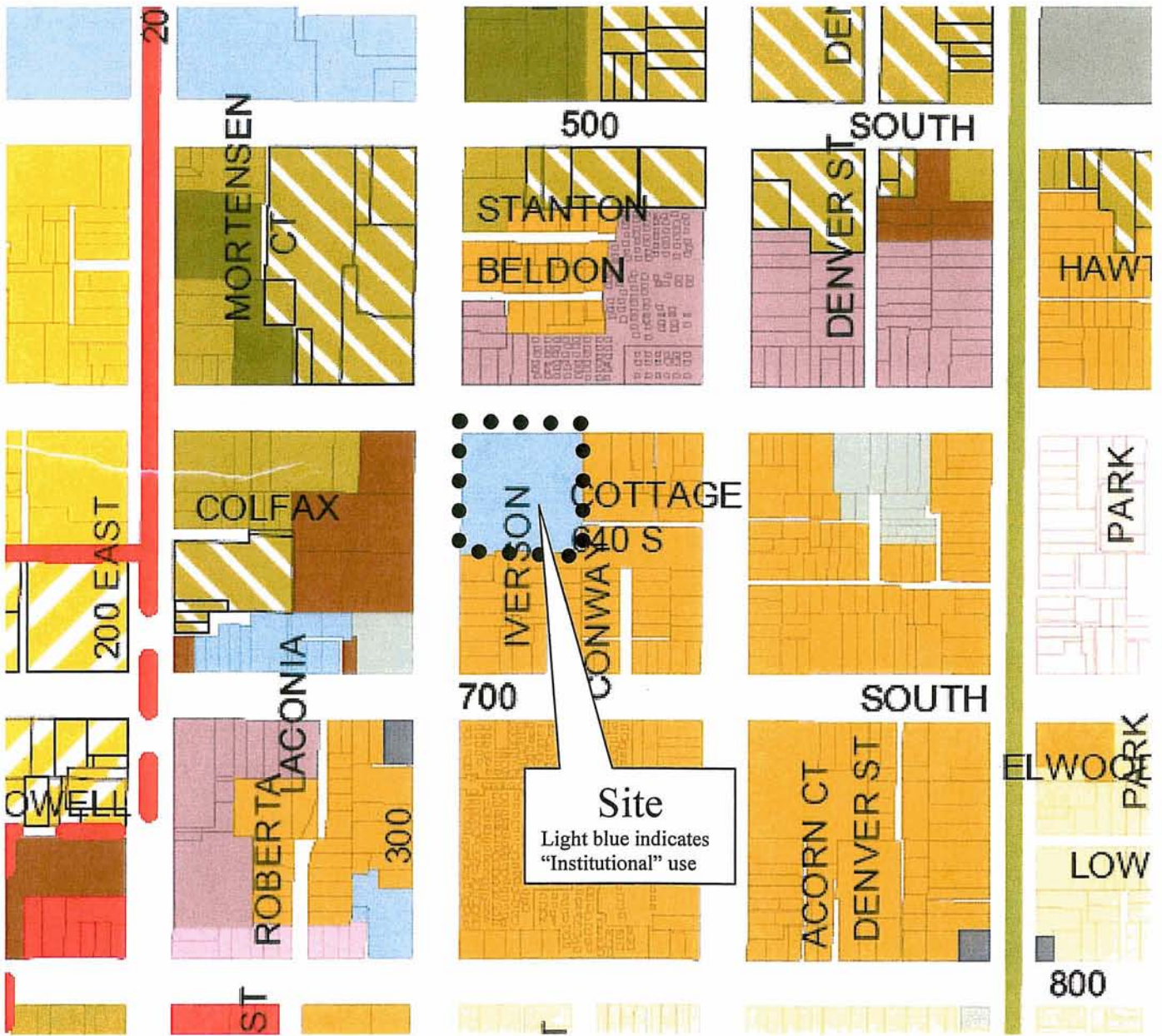
- E. *The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

Analysis: The current use of the property has existed since 1968. The public facilities that serve the site are adequate as deemed by the review of various City departments who maintain those public services.

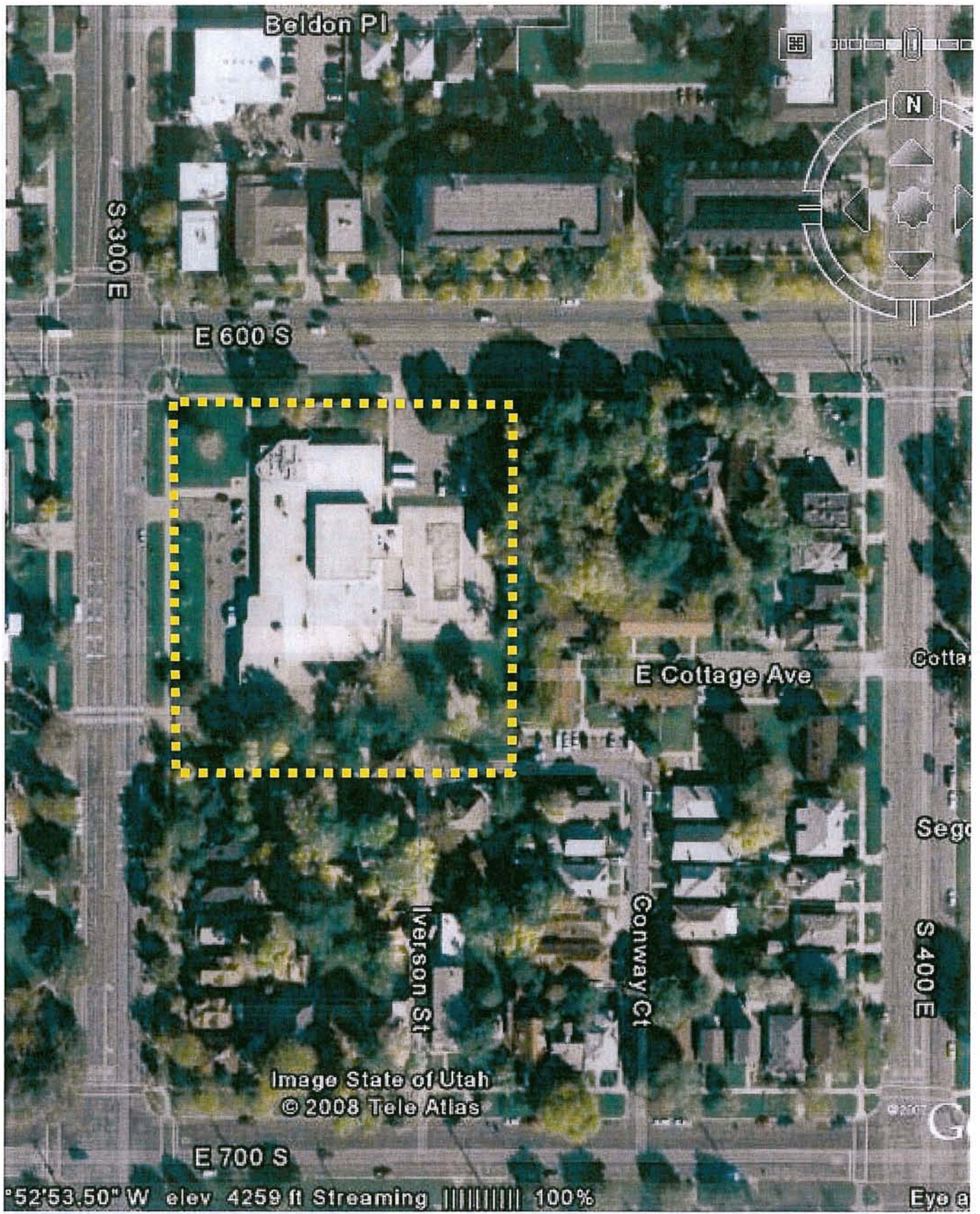
Finding: The proposal satisfies this standard.

Attachment 'A'
Future Land Use Map (Central Community)

Central City Future Land Use Map (portion)



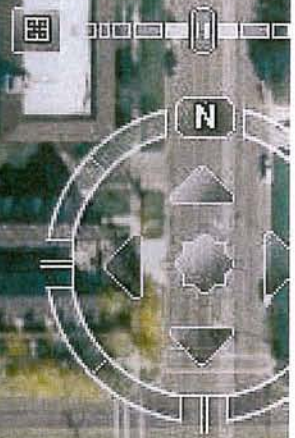
Attachment 'B'
Photographs



Beldon Pl

S 300 E

E 600 S



E Cottage Ave

Cotta

Sego

S 400 E

Mason St

Conway Ct

Image State of Utah
© 2008 Tele Atlas

E 700 S

°52'53.50" W elev 4259 ft Streaming 100%

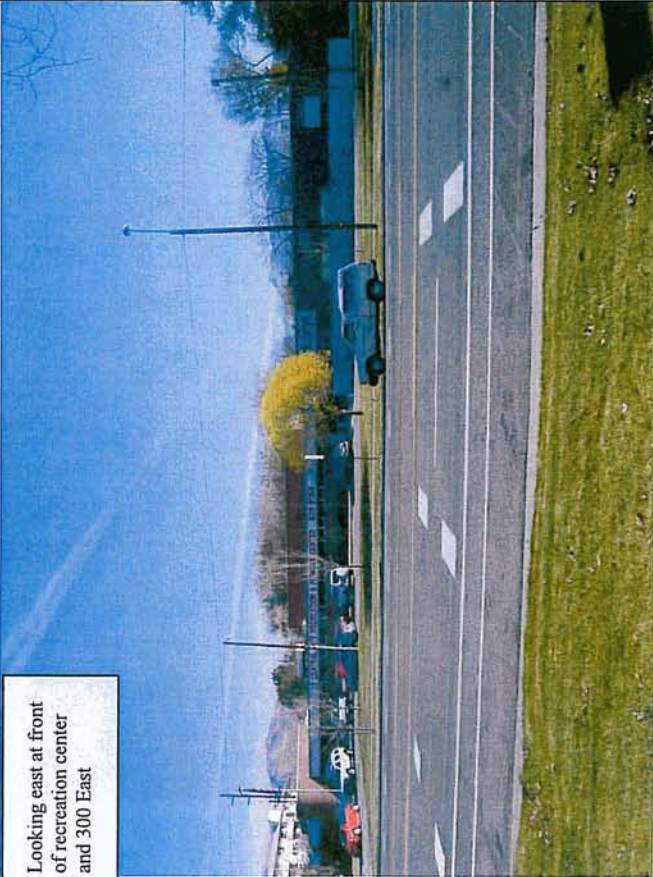
Eye e



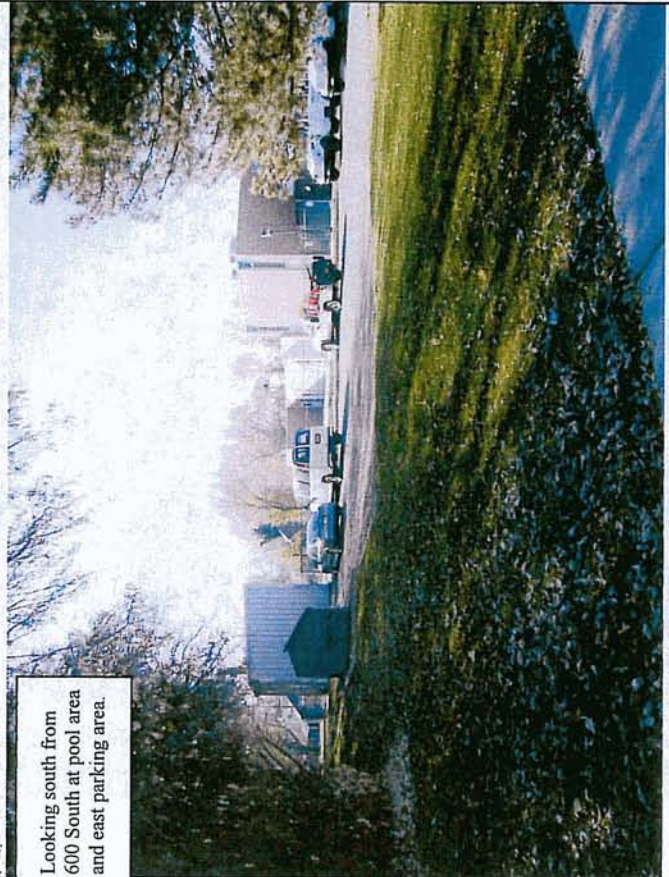
Looking southeast at south end of recreation center property



Looking south at pool and residential lots beyond.

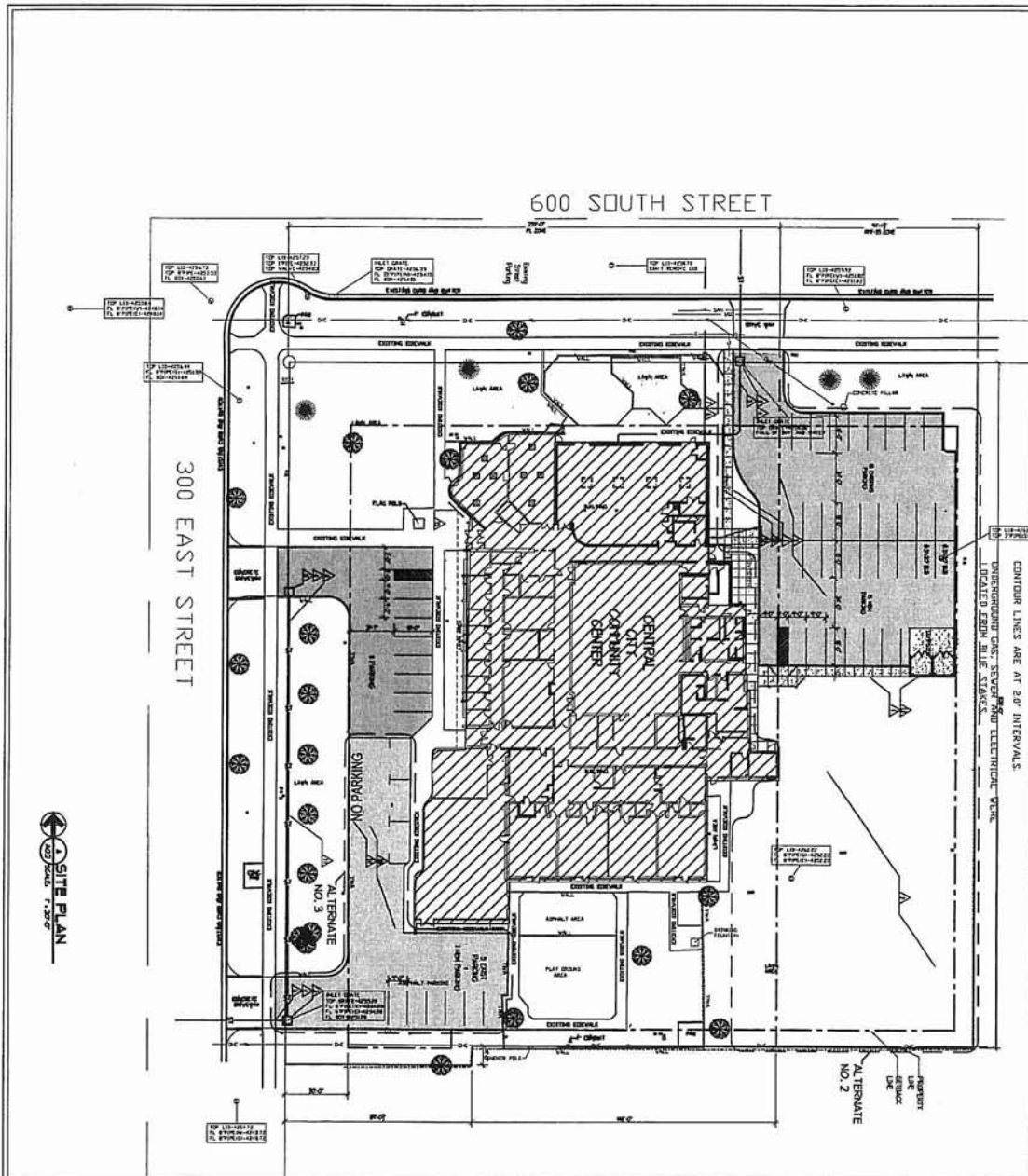


Looking east at front of recreation center and 300 East



Looking south from 600 South at pool area and east parking area.

Attachment 'C'
Applicant's parking proposal



SITE PLAN
NO. 2AL1

BID ALTERNATES	GENERAL NOTES
<p>ALTERNATE NO. 1 - REMOVE AND REPLACE EXISTING STAIRS AND VESTIBULE. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH.</p> <p>ALTERNATE NO. 2 - REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH.</p> <p>ALTERNATE NO. 3 - REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH.</p> <p>ALTERNATE NO. 4 - REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH.</p> <p>ALTERNATE NO. 5 - REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH.</p> <p>ALTERNATE NO. 6 - REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH.</p>	<p>1. ALL FINISHES AROUND BUILDING TO MATCH EXISTING FINISHES AND VESTIBULE. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH.</p> <p>2. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH.</p> <p>3. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH.</p> <p>4. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH.</p> <p>5. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH.</p> <p>6. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH. REMOVE EXISTING STAIRS AND VESTIBULE. CONCRETE FLOOR SHALL BE REPAIRED TO ORIGINAL FINISH.</p>

- KEY NOTES**
- △ 1" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 2" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 3" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 4" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 5" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 6" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 7" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 8" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 9" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 10" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 11" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 12" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 13" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 14" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 15" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 16" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 17" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 18" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 19" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.
 - △ 20" RACK CONCRETE FINISH OVER EXISTING FLOOR. REFER TO DETAIL 5.1 AND 5.2.

DATE: NOV. 12, 2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 20'-0"
 SHEET NO.: 2AL1
 PROJECT NO.: 08-00000000
 SHEET TITLE: SITE PLAN
 BID ALTERNATE: NO. 2AL1

PARKS & RECREATION
CENTRAL CITY COMMUNITY CENTER REMODEL
 Salt Lake County Parks & Recreation
 615 SOUTH 300 EAST, SALT LAKE CITY, UTAH 84111

SEAL
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
 No. [Number]
 Exp. [Date]

Project Description: [Text]

**5.C PLANNING COMMISSION
AGENDA AND MINUTES**

SECOND AMENDED AGENDA FOR THE SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, January 14, 2009 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. Work Session—the Planning Commission may discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation.

Approval of Minutes from Wednesday, November 19, 2008 and Wednesday, December 10, 2008.

Report of the Chair and Vice Chair

Report of the Director

Issues Only Hearing

1. **Rocky Mountain Power Northeast Substation at 144 South 1100 East**—a request by Rocky Mountain Power, for a conditional use planned development and preliminary subdivision approval in order to reconstruct and expand electric power capacity to the existing Northeast Substation, located at approximately 144 South 1100 East. The project consists of installation of a new 46/12.5 kilovolt (kV) transformer. The project also includes replacement of obsolete, deteriorated electrical equipment and supporting structures. Associated bus work and circuit breakers will be constructed to meet electrical safety clearance and insulation requirements to accommodate future operation at 138 kilovolts (kV). The project is located in an RMF-30 Low Density Multi-family Residential zoning district. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Everett Joyce at 535-7930 or everett.joyce@slcgov.com).
 - a. **PLNSUB2008-00641 Conditional Use Planned Development**—a request by the applicant for modifications to the front yard, and rear yard setback and buffer requirements, grade changes and fence and wall height.
 - b. **PLNSUB2008-00814 Preliminary Subdivision**—a request by the applicant for preliminary approval to combine three lots into one lot for the existing substation.

Public Hearings

2. **Rosewood Senior Housing Project Master Plan Map and Zoning Map Amendments, and Street Closure**—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 located at approximately 158 North 600 West and approximately 171—187 North Phoenix Circle. The property is located in City Council District Three represented by Eric Jergensen (Staff contact: Ray Milliner at 535-7645 or ray.milliner@slcgov.com).
 - 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).
3. **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. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com)
4. **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. The property is located in City Council District Seven, represented by Søren Simonsen (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com).
5. **PLNSUB2008-00574 View of the Valley (VoV) Planned Development**—a request by Ronaldo Hunt for a redevelopment of located at approximately 1325 East 2100 South into a new single building, mixed use project (retail, ks relief from lot size maximum limit of 16, 500 sq ft in the CN district. This property is located in

Postponed	sented by J.T. Martin (Staff contact: Casey Stewart at 535-6260 or casey.stewart@slcgov.com)
------------------	--
6. **400-08-10 Crestview Holdings Master Plan Amendment**—a request by Juston Puchar, with Crestview Holdings, for a master plan amendment located at approximately 356 North and 358 North Redwood Road. The applicant proposes amendment of the Northwest Community Future Land Use Plan for the subject property from Parks/Open Space to Medium Density Residential to accommodate an eight (8) unit multi-family residential development. The property is located in City Council District Two represented by Van Turner (Staff contact: Michael Maloy at 535-7118 or michael.maloy@slcgov.com).
7. **410-08-55, PLNPCM2008-00187, McGillis School Conditional Use**—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. The property is located in City Council District Four, represented by Luke Garrott (Staff contact: Cheri Coffey at 535-6188 or cheri.coffey@slcgov.com).

Visit the Planning Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

MEETING GUIDELINES

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearing will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:

Salt Lake City Planning Commission
 451 South State Street, Room 406
 Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

On Friday, January 9, 2009 I personally posted copies of the foregoing notice within the City and County Building at 451 South State Street at the following locations: Planning Division, Room 406; City Council Bulletin Board, Room 315; and Community Affairs, Room 345. A copy of the agenda has also been faxed/e-mailed to all Salt Lake City Public Libraries for posting and to the Salt Lake Tribune and Deseret News.

Signed: _____ Tami Hansen

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN to before me this day January 9, 2009.

NOTARY PUBLIC residing in Salt Lake County, Utah

SALT LAKE CITY PLANNING COMMISSION MEETING

In Room 326 of the City & County Building

451 South State Street, Salt Lake City, Utah

Wednesday, January 14, 2009

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

A field trip was held prior to the meeting. Planning Commissioners present were: Matthew Wirthlin, Mary Woodhead, Prescott Muir, Tim Chambless, and Kathy Scott. Staff members present were: Cheri Coffey, Ray Milliner, and Everett Joyce.

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; Nole Walkingshaw, Senior Planner; Ray Milliner, Principal Planner; Everett Joyce, Senior Planner; Casey Stewart, Principal Planner; Michael Maloy, Principal Planner; and Lucille Taylor, Administrative Secretary.

8:33:29 PM 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. The property is located in City Council District Four, represented by Luke Garrott. View: [Staff Report](#)

Chair Woodhead recognized Casey Stewart as the staff representative.

8:39:17 PM Public Hearing

Chair Woodhead opened the public hearing portion of the petition.

The following people spoke or submitted a hearing card in *support* of the proposed petition: **Scott Schoenebeck** (PO Box 520115) stated he was concerned about the zoning; he would like to see additional drawings before the revisions. If this was just a map change and the construction would not affect the neighborhood, he was in support of the petition. **Steve Scoville** (228 East 500 South #101) stated he was concerned if there were going to be screen walls for the dumpsters, but supported the petition other than that. He was directed by the Commission to go talk to the applicant while they were starting construction, and maybe have some say in the best place for the dumpsters. **Cindy Cromer** (816 East 100 South) stated that she would like planning staff to get a better grip on mapping errors, be more proactive so that development processes are not expensively interrupted when they find out the zoning is wrong. She stated that landscaping, especially trees are misplaced in the center of asphalt parking lots, and increased parameter landscaping would be more appropriate, which the ordinance does not allow, but this should be looked at in the future.

Chair Woodhead closed the public hearing portion of the petition.

8:45:11 PM **Motion:**

Commissioner Wirthlin made a motion regarding Petition PLNPCM2008-00347, based on findings in the staff report, and discussion, the Planning Commission transmits a positive recommendation to the City Council for the rezone, due to a mapping error.

Vice Chair McHugh seconded the motion.

Commissioners De Lay, Chambless, Scott, Muir, Wirthlin, and McHugh voted, "Aye". The motion carried unanimously.

6. ORIGINAL PETITION



Zoning Amendment

OFFICE USE ONLY
 Petition No. PLNPLM2008-00347
 Date Received: 8/19/08
 Reviewed By: [Signature]

Amend the text of the Zoning Ordinance by amending Section:

Amend the Zoning Map by reclassifying the above property from a zone to a zone. (attach map or legal description)

from PL and RMF-35 to PL zone

SALT LAKE CITY PLANNING

Address of Subject Property: 615 South 300 East

Name of Applicant: Lana Bryner for Salt Lake County

Phone: 801-468-2362

Address of Applicant: 2001 So. State St., S3200, SLC, UT 84190

E-mail Address of Applicant: lbryner@slco.org

Cell/Fax: 801-884-3554 / 801-468-3466

Applicant's Interest in Subject Property: Owner's representative

Name of Property Owner: Salt Lake County

Phone: 468-2362

E-mail Address of Property Owner:

Cell/Fax:

County Tax ("Sidwell #"): 16-06-386-001-0000

Zoning: PL and RMF-35

Legal Description (if different than tax parcel number):

	Existing Property Use <u>community center</u>	Proposed Property Use <u>community center</u>
--	--	--

Please include with the application:

1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.
2. A complete description of the proposed use of the property where appropriate.
3. Reasons why the present zoning may not be appropriate for the area.
4. Printed address labels for all property owners within 450 feet of the subject property. The address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing label. Please include yourself and the appropriate Community Council Chair(s). Address labels are available at the address listed below. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
5. Legal description of the property.
6. Six (6) copies of site plans drawn to scale and one (1) 11 x 17 inch reduced copy of each plan and elevation drawing.
7. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as agent
8. **Filing fee of \$885.92, plus \$110.74 for each acre over one acre and the cost of first class postage is due at time of application.**

Applications must be reviewed prior to submission. Please call 535-7700 for an appointment to review your application.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.

All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

Signature of Property Owner
Or authorized agent

Central City Community Center Renovation Rezone

Please describe your project and explain why a zoning amendment is necessary:

Central City Community Center is on a split zone. The building is in PL zone; the abandon pool is in RMF-35. Central City Community Center remodel project will remove the abandon pool, pool deck, and pool house; back fill; and landscape the RMF-35. City zoning requires 74 parking stalls and currently total of 32 parking stalls are provided. Central City Community Center and Salt Lake County Parks and Recreation would like to provide more parking to the patrons and to comply with Salt Lake City Zoning Ordinances. Community and Recreation Center is not a Permitted Use nor Conditional Use in a RMF-35 zone. Therefore, Salt Lake City Zoning staffs has stronger recommended to change RMF-35 to PL for Community and Recreation Use.

What are the land uses adjacent to the property (abutting and across the street)?

The property has Medium Density Residential Use on the east and south boundary. Cross the street is Medium High Density Residential Use at north side and High Density Residential Use at west side.

Have you discussed the project with nearby owners? If so, what responses have you received?

Yes, Central City Community Center remodel project was presented to the Central City Community. The community and patrons are eager to have more parking added to meet their needs.



SALT LAKE COUNTY

PETER M. CORROON
Salt Lake County Mayor

April Townsend
Administrative Services
Department Director

FACILITIES MANAGEMENT

Arlene P. Johnson
Facilities Management
Division Director
apjohnson@slco.org

Salt Lake County
Government Center
2001 South State Street
Suite S-3100
Salt Lake City, UT 84190-3300
801 / 468-2451
801 / 468-3466 fax
scrckitt@slco.org

August 13, 2008

AGENT AUTHORIZATION

Re: Central City Community Center
615 South 300 East, SLC, UT
Tax Parcel #: 16-06-386-001-0000

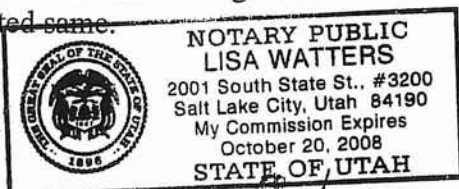
I, Arlene P. Johnson, the owner of the real property at 615 South 300 East, Salt Lake City, Utah, do hereby appoint Lana Bryner, as our agent to represent us with regard to this application affecting the above described real property, and authorize them to appear on our behalf before any Commissions, Boards of Legislative Body considering this application and that the forgoing statements and answers contained herein and on the attached exhibits thoroughly, to the best of our ability, present the argument in behalf of the application requested herewith and that the statements and information above referred to are in all respects true and correct to the best of our knowledge and belief.

Dated this 13th day of August, 2008

[Handwritten Signature]
OWNERS SIGNATURE

State of Utah)
:SS.
County of Salt Lake)

On the 13th day of August, 2008, personally appeared before me Arlene P. Johnson the signer of the above instrument who duly acknowledged to me that executed same.



My commission Expires Oct. 20, 2008

[Handwritten Signature]
Notary Public
Salt Lake County
Residing in

VTDI 16-06-386-001-000 DIST 01D TOTAL ACRES 2.52
SALT LAKE COUNTY TAX CLASS UPDATE REAL ESTATE 1723100
OE LEGAL BUILDINGS 1382600
PRINT U TOTAL VALUE 0

% REAL ESTATE DEPT
2001 S STATE ST # N4500
SALT LAKE CITY UT 84115231401 EDIT 1 FACTOR BYPASS
LOC: 615 S 300 E # 3 EDIT 0 BOOK 5281 PAGE 1180 DATE 00/00/0000
SUB: BLK 019 PLAT A TYPE PLOT PLAT

08/13/2008 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
ALL LOTS 5 & 6 & VACATED IVERSON STREET ABUTTING SD LOTS BLK
21 PLAT B SLC SUR ALSO COM AT NW COR LOT 4 SD BLK 21 S 9 FT
E 89 FT N 9 FT W 89 FT TO BEG

PFKEYS: 1=RXPH 2=VTOP 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV