

# SALT LAKE CITY PLANNING DIVISION

## ADMINISTRATIVE CONSIDERATION

*Minutes of the Meeting on Thursday, February 26, 2009*

**5:00 p.m.**

**City & County Building**

**451 South State Street, Room 126**

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This Administrative Hearing for the Salt Lake City Planning Division was held on Thursday, February 5, 2009, in Room 126 of the City and County Building, 451 South State Street. Planning Staff present were: Cheri Coffey, Acting Hearing Officer; Michael Maloy, Principal Planner; Nick Norris, Principal Planner; Bill Peperone, Principal Planner; and Kathryn Weiler, Senior Secretary.

[4:58:48 PM](#) The Hearing Officer opened the hearing and explained the procedures of the hearing. He also briefly explained the appeals process in regards to decisions made during this hearing.

**Petition No. PLNPCM2008-00941 – 540 South Denver Street – Conditional Use** – located at approximately 540 South 450 East. Ivory Homes has requested Conditional Use approval for two at-grade utility boxes to provide electrical service to the Trolley Place Condominiums. The property is zoned RMF-45(High Density Multi-family) and is located in Council District 4, represented by Luke Garrott. (Staff contact: Bill Peperone at 535-7214 or [bill.peperone@slcgov.com](mailto:bill.peperone@slcgov.com).)

[4:59:02 PM](#) [See staff report](#)

Mr. Peperone presented the petition.

The applicant stated he agreed with the recommendations in the staff report.

No members of the public chose to speak.

[5:00:09 PM](#) **Motion**

1. **All necessary building permits for these structures shall be obtained from the building department prior to installation of the structures;**
2. **All conditions of approval from previous planning commission actions shall remain in effect; and**
3. **That a landscape plan is submitted, prior to construction, which illustrates how vegetation will be used to screen the utility boxes.**

**Petition PLNPCM2009-00059 Westminster Science Center Conditional Use** – located approximately at 1840 South 1300 East. A request by Justin Heppler, VCBO Architecture, for conditional use approval to place a ground-mounted electrical transformer and CT cabinet. The property is zoned I Institutional District. The property is located within City Council District 7 represented by Søren Simonsen. (Staff contact: Michael Maloy at 535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com).)

[5:00:56 PM](#) [See staff report](#)

[5:02:04 PM](#) Justin Heppler stated that he agreed with the findings in the staff report

No member of the public chose to speak.

[5:02:21 PM](#) Motion:

**The Hearing Officer approved the petition with the following conditions as listed in the staff report:**

- 1. All necessary building permits for these structures shall be obtained from the building department prior to installation of the structures.**
- 2. All conditions of approval from previous planning commission actions shall remain in effect.**

**Petition PLNSUB2008-00207 City Creek Condominiums** – located at approximately 155 East Second Ave. A request by City Creek Condominiums, LLC represented by Glen Saxton, to obtain preliminary approval for a 16 unit residential condominium conversion in an RMF-75 (High Density Multi Family Residential) Zoning District in Council District 3, represented by Eric Jergensen. (Staff contact: Nick Norris at 535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com).)

[5:02:53 PM](#) [See Staff Report](#)

Mr. Norris presented the petition.

Glen Saxton, the applicant stated that he agreed with the findings in the staff report

No members of the public spoke to the matter

[5:04:04 PM](#) Motion:

**The Hearing Officer approved the petition with the following conditions as listed in the staff report:**

- 1. Approval is conditioned upon compliance with all departmental comments as outlined in the staff report. If during the building permit review process, additional requirements are stipulated by the Building Department the applicant shall satisfy said requirements prior to the recording of any approved final condominium plat.**
- 2. Upon preliminary approval, the Petitioner shall submit for Final Plat approval with Salt Lake City Planning Division, which is necessary to prepare a recordable final plat with the Salt Lake City Recorder's Office. The final condominium plat submittal shall conform to the requirements of Chapter 21A.56 of the Zoning Ordinance – Condominium Approval Procedure.**
- 3. That the Condominium declaration and final plat indicate that the property is located within the Avenues Historic District and any exterior alteration is subject to the Historic Preservation Overlay District regulations.**
- 4. The Declaration of Covenants must be approved by the Salt Lake City Attorney for compliance with State of Utah and Salt Lake City Code requirements.**

- 5. No Condominium shall have final approval, or shall said units be sold, until the final plat mylar has been recorded with the Salt Lake County Recorder.**

**Petition PLNPCM2008-00789 371 North Oakley Street - Conditional Use** — located at approximately 371 North Oakley Street. A request by T-Mobile for the replacement of a utility pole. The project involves the replacement of a utility pole to accommodate antennas. The property is zoned R-1/7000 (Single Family Residential) and is located in City Council District 2, represented by Van Turner. (Staff contact: Ana Valdemoros at 535-7236 or [ana.valdemoros@slcgov.com](mailto:ana.valdemoros@slcgov.com).)

[5:04:23 PM See Staff report](#)

Mr. Norris presented the petition for Ms. Valdemoros.

The applicant was not present at the hearing.  
No members of the public were present at the hearing.

[5:05:22 PM Motion](#)

The Hearing Officer approved the petition with the following conditions as listed in the staff report:

- 1. All necessary building permits for these structures shall be obtained from the building department prior to installation of the structures.**
- 2. Compliance with the Transportation Division’s vehicular circulation and staging geometrics for required parking spaces.**
- 3. Obtain building and electrical permits to remodel the existing detached garage and to build the new carport, all of which must meet building codes.**
- 4. Comply with all Departments’ requirements.**

[5:05:34 PM](#) adjourned

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Kathryn Weiler