



Kum & Go Gas Station (Conditional Use)

Planning Petition Information for PLNPCM2022-00053

Petition Number: PLNPCM2022-00053

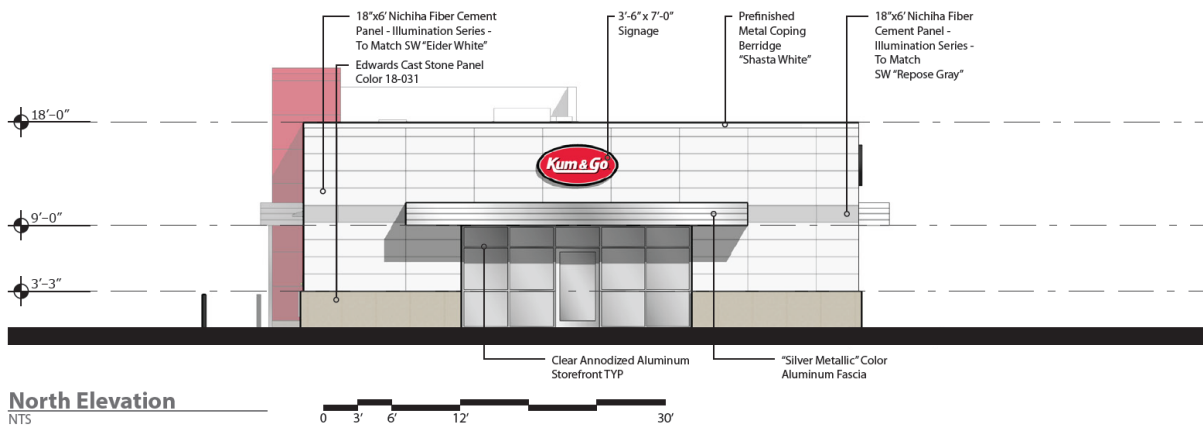
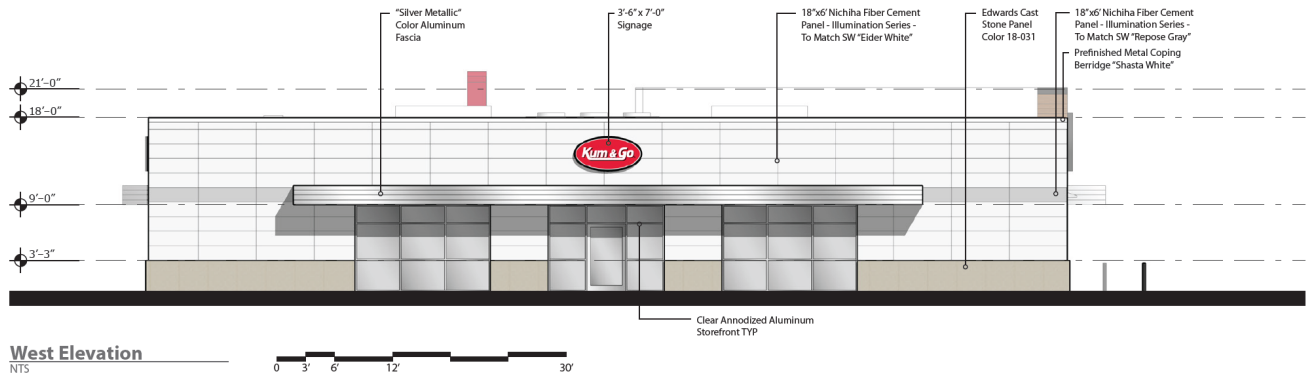
Application Type: Conditional Use – Gas Station

Project Location: 2111 South 1300 East

Zoning District: CB- Commercial Business Zoning District

Overlay District: Groundwater Source Protection Overlay District

Council District: District 7- Represented by Amy Fowler



Renderings of the Gas Station Convenience Store. The long façade (west) is along 1300 East and the short façade (north) is along 2100 South.

What is the request?

Nathan Abbott, representing Galloway US, is requesting conditional use approval for a gas station that will be located at 2111 South 1300 East. The proposed project will consist of a 3,957 square foot convenience store located in the northwest corner of the property and three (two-sided) gas pumps located in the south area of the property. The subject property is approximately 0.83 acres combined (36,155 square feet) in size and is in the CB- Community Business Zoning District.

A “gas station” use is a conditional use in the CB zone and therefore must be approved by the Planning Commission. All additional code requirements can be reviewed in Section 21A.40.200 of the Zoning Ordinance.



Subject property is located at the corner of 2100 South and 1300 East

What are the next steps?

- Notice of this application has been sent to the Chair of the Sugarhouse Community Council, where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact the chair(s) of these organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for these groups is as follows:
 - Sugarhouse Community Council Chair –
Landon Clark // 801.680.1816 // minnesotaute76@gmail.com
- Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal. Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled.
- During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make the final decision on the matter.

What is the role of the Planning Staff in this process?

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

Where can I get additional information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at <https://www.slc.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the “Active Online Open Houses” section
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

Public comments and questions

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period:** February 7, 2022
- **End of Comment Period:** March 25, 2022

During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

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