

Salt Lake City Planning Division

Record of Decisions by the Planning Commission

Wednesday, August 12, 2009

5:45 p.m.

City & County Building

451 South State Street, Room 326

1. **PLNPCM2009-00161; City of the Seven Gates**—a request by Brylan Schultz, on behalf of City of the Seven Gates, for conditional use approval for an art studio, a community center, and a caretaker's quarters at approximately 2904 West 500 South. The subject property is in the M-2 (Heavy Manufacturing) Zoning District in Council District Two, represented by Van Turner (Staff contact: Nick Britton at 801.535.6107 or nick.britton@slcgov.com).

DECISION: Approved with conditions

2. **PLNSUB2009-00359; Planned Development/Conditional Use**—a request by Mike Polich to build a mixed use development with two (2) commercial units and seven (7) residential units as a planned development, located at approximately 1234 South 1100 East in a CN (neighborhood commercial) zoning district. As part of the planned development the applicant is requesting that the Planning Commission reduce the buffer setback from seven (7) feet to zero (0), and to increase the maximum height limit from twenty-five (25) feet or 2.5 stories to thirty (30) feet above established grade. The property is located in City Council District Five, represented by Councilmember Jill Remington-Love (Staff contact: Ray Milliner at 801.535.7645 or ray.milliner@slcgov.com).

DECISION: Approved with conditions

3. **PLNSUB2009-00417; Merrimac Flats Townhouse Development**—a request from City and Resort Properties, LLC, represented by Nathan Anderson, for Planning Commission approvals to allow for a planned development to modify the lot size and street frontage requirements of five single-family attached dwelling units at approximately 38 West Merrimac Avenue, and to make sure the project is consistent with neighborhood setbacks. The project is located in Council District Five, represented by Jill Remington-Love (Staff contact: Doug Dansie at 801.535.6182 or doug.dansie@slcgov.com).

DECISION: Approved with conditions

4. **PLNPCM2009-00333; Iglesia de Dios Cristiana Santidad a Jehova**—a request by Elisco Alfaro for a Conditional Use for a place of worship located at approximately 1303 S. Swaner

Road. The subject property is located in an M-1 (Light Manufacturing) zoning district in Council District Two, represented by Van Turner (Staff contact: Katia Pace at 801.535.6354 or katia.pace@slcgov.com).

DECISION: This item was withdrawn.

5. **PLNPCM2009-0045; Private Clubs in the MU**—a request by Robert McCarthy for a text amendment to allow private clubs as a conditional use in the MU zoning district. The Mixed Use zoning classification is only mapped in the West Capitol Hill Neighborhood in Council District Three, represented by Eric Jergensen (Staff contact: Cheri Coffey at 801-535-6354 or cheri.coffey@slcgov.com).

DECISION: The Planning Commission transmitted a favorable recommendation to the City Council with the conditions stated in the staff report.

6. **PLNPCM2009-00173; Zoning District Purpose Statements**—a request by the Salt Lake City Council to amend the Purpose Statements for the Residential, Commercial, Manufacturing, Downtown, Gateway and Special Purpose Zoning Districts. The purpose of the zoning text amendments is to ensure that the purpose statements are consistent with and reflect the overall purpose of the Zoning Ordinance, ensure that the individual zones fulfill the intent statement of the zoning districts, remove contradictory statements and assist in the administration of the Zoning Ordinance. The proposed amendments are city-wide (Staff contact: Nick Norris at 801.535.6173 or nick.norris@slcgov.com).

DECISION: The Planning Commission transmitted a favorable recommendation to the City Council.

cc: David Everitt, Chief of Staff
Frank Gray, Community Economic Development Director.
Mary De La Mare-Schaefer, CED Deputy Director.
Wilf Sommerkorn, Planning Director
Pat Comarell, Assistant Planning Director
Lyn Creswell, Chief Administrative Officer
Cindy Gust-Jenson, City Council Executive Director
Janice Jardine, City Council Office
Orion Goff, Building Services and Licensing Director
DJ Baxter, Redevelopment Agency Director
John Naser, Engineering Director
Kevin Young, Transportation Planning Engineer
Lynn Pace, Deputy City Attorney
Paul Nielson, Land Use Attorney
John Spencer, Property Management