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**SALT LAKE CITY CORPORATION**  
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT  
PLANNING DIVISION

RALPH BECKER  
MAYOR

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COMMUNITY AND ECONOMIC  
DEVELOPMENT DIRECTOR

**Salt Lake City Planning Division**

**Record of Decisions by the Planning Commission**

**Wednesday, March 25, 2009**

**5:45 p.m.**

**City & County Building**

**451 South State Street, Room 326**

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1. **PLNPCM2008-00918; Zoning Map Amendment**—a request by Paul L. Willie to amend the Zoning Map for property located at approximately 230 West North Temple from PL Public Lands to RMU Residential Mixed Use. This property is located in City Council District 3, represented by Council Member Eric Jergensen.

**DECISION:** The Planning Commission forwarded a positive recommendation to the City Council with the following conditions:

1. The approved Preliminary Minor Subdivision Petition **PLNPCM2008-00917** be recorded consolidating the parcels, should the request be approved.
2. Subject properties are landscaped and fenced to be consistent with existing development, and in accordance with the landscaping requirements of the zoning ordinance.
3. Notice, the existing motel use is a legal non-conforming use; any expansion of the use would require a determination of expansion of a non-conforming use and may require mitigation, through a conditional use request.

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2. **PLNPCM2008-00917; Preliminary Minor Subdivision**—a request by Paul L. Willie for property located at approximately 230 West North Temple to combine three parcels. This property is located in City Council District 3, represented by Council Member Eric Jergensen.

**DECISION:** The Planning Commission approved the preliminary minor subdivision with the following conditions:

1. The zoning map amendment request Petition **PLNPCM2008-00918**, amending the portion of parcel currently zoned Public Lands (PL), from PL to Residential Mixed Use (RMU) be approved by the City Council prior to recordation of this subdivision approval.
2. Subject properties are landscaped and fenced to be consistent with existing development, and in accordance with the landscaping requirements of the zoning ordinance.
3. Notice, the existing motel use is a legal non-conforming use; any expansion of the use would require a determination of expansion of a non-conforming use and may require mitigation, through a conditional use request.

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3. **PLNPCM2009-00003; Red Moose Roasting and Coffee Conditional Use**—a request by Red Moose Roasting and Coffee, represented by Rob Karas and Teresa Nelson, for a drive thru window for a coffee shop located at approximately

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1693 South 900 East. A coffee shop is a permitted use in the CN Neighborhood Commercial Zoning District; however, a drive thru window requires a conditional use. The property is located in City Council District 5 represented by Council Member Jill Remington-Love.

**DECISION:** The Planning Commission approved the Conditional Use with the following conditions:

1. That the applicant reduce the width of the drive approaches as recommended by the Transportation Division;
2. That a direct pedestrian path between the public sidewalk and the primary entrance to the building be included;
3. That a landscaping buffer that complies with the Zoning Ordinance, section 21A.48.070, be installed adjacent to the fence along the east property line.
4. That the applicants install a sign on their property line directing motorists to turn off their engines while waiting in line at the drive thru.
5. That a loudspeaker is not installed as part of the drive thru window.
6. That the eastern most drive approach along 1700 South be narrowed and be an exit only, and that the western most access on 1700 South be closed.
7. That the applicant provides provisions for bicycles.

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4. **PLNPCM2009-00106; Zoning Ordinance Text Amendment**—a petition initiated by the Planning Commission to amend Sections 21A.10.010 and 21A.10.020, and other related Sections of the Salt Lake City Zoning Ordinance, pertaining to Public Hearing and Notice Requirements. The proposed amendments are not site specific.

**DECISION:** The Planning Commission forwarded a positive recommendation the City Council subject to the following conditions:

1. That the proposed amendments will improve internal consistency within the Zoning Ordinance as it relates to the public noticing requirements;
2. That the proposed amendments are consistent with changes in Utah State law that have taken place since the Zoning Ordinance was adopted in 1995;
3. That the proposed amendments will allow for improved customer service pertaining to fulfilling application requirements; and
4. That the proposed text amendments will continue to allow multiple opportunities for public input and participation through the public hearing process.
5. Advise staff to make every effort to meet with the Community Councils between now and when the City Council reviews this petition to make sure everyone involved is comfortable with the proposed timeframes.
6. Those changes relating to change in the noticing requirement, regarding language added for the owners of condominiums stating, *or may be given/mailed to the Homeowners' Association, or Condominium Association, where one is available*, found in Section 21A.10.020, Item number A, 1; B, 1; and D, 2. Be deleted from this ordinance.

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5. **PLNPCM2009-00105; Zoning Ordinance Text Amendment**—a petition initiated by the City Council to amend Section 21A.50.050 of the Salt Lake City Zoning Ordinance, *Standards for General Amendments*. The proposed amendment is not site specific.

**DECISION:** The Planning Commission forwarded a positive recommendation to the City Council.

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6. **Foothill Stake Planned Development/Conditional Use and Zoning Map Amendment**—a request by the Church of Latter Day Saints, represented by Bradley Gygi, architect, for an approval to allow for the redevelopment of the existing site by removing the existing meeting house building and constructing an addition to the existing stake office at property located at approximately 1933 South 2000 East. The property is located in City Council District Six represented by J.T. Martin.
- a. **Petition PLNPCM2008-00795 Planned Development/Conditional Use**—a request approval to allow the LDS Foothill Stake to replace an existing chapel with an addition to the building along 2000 East. The new chapel/stake center would be approximately 27,000 square feet. As part of the Planned Development, the applicant is requesting a reduction of required landscaping for the parking lot.
  - b. **Petition PLNPCM2009-00074 Zoning Map Amendment**—the applicant is requesting approval to rezone the property from R-1-7000 (Single Family Residential) to Institutional.

**DECISION: The Planning Commission forwarded a positive recommendation to the City Council.**

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