

Salt Lake City Planning Division
Record of Decisions by the Planning Commission

Wednesday, October 28, 2009

5:45 p.m.

City & County Building

451 South State Street, Room 326

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1. **Petition PLNPCM2009-00495; Zoning Text Amendment Relating to Salt Lake City Alcohol Regulations**—a petition initiated by Mayor Becker to amend the Salt Lake City Zoning Ordinance in matters related to City alcohol regulations. The amendments are proposed to ensure consistency with State law, provide clarity in the Zoning Ordinance and process, and to allow alcohol related establishments throughout the City in areas where they are appropriate.

DECISION: POSTPONED

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2. **PLNPCM2009-01108; Planned Development: CCRI Harmon's Social Hall Avenue**—a request from CCRI for a planned development located at approximately 55 South State (actual store faces 100 South and Social Hall Avenue). The project consists of a grocery store and parking. The petition is requesting surface parking along Social Hall Avenue and a setback greater than five (5) feet. There was a previous conditional use approved for this site: 410-527, July 26, 2001.

DECISION: Approved with conditions:

1. **Lighting** be reviewed to insure that glare will not affect adjacent properties,
2. The parking on Social Hall is screened to “grill height” of adjacent autos with either landscaping in or a low wall.
3. More details are provided regarding the elevations of the final design of the structure to insure it meets the design criteria outlined in 21A.59.060.
4. Issues raised by Salt Lake City Building services are addressed, including: loading park strip landscaping/beautification conformity, screening of loading, utility boxes and first floor glass.
5. The Salt Lake City Transportation Division approves access and loading.
6. The petition provided detailed elevation drawing to determine conformity to first floor glass and fenestration requirements.
7. Staff also recommends the Planning Commission delegates final authority for the site plan, elevation/design review, and landscaping to the Planning Director, with the noted concerns of the Planning Commission included in the minutes concerning landscaping issues.

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3. **PLNCPM2009-01132; Partial Street Vacation**—a request by William Coker for approval of a partial street vacation to accommodate a second location for the Red Iguana, located at approximately 866 West South Temple. The request includes land between the front of the building and the public sidewalk. The property is in the CG General Commercial Zone, in Council District One, represented by Carlton Christensen.

DECISION: Approved with conditions:

1. **The applicant shall obtain approval of the street closure from the City Council.**
2. **The applicant shall finalize the land acquisition with the Property Management Division.**
3. **The applicant shall purchase the subject property for its fair-market value.**
4. **The applicant shall process a Lot Line Adjustment through the Planning Division to appropriately consolidate the parcel with the surplus property.**

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4. **PLNCPM2009-00902; Amendments to Regulation of Utility Boxes**— a request by the City Council for a zoning text amendment to modify Chapter 21A.40.160, Utility Box Regulations, of the Salt Lake City Zoning Ordinance. The purpose of the amendments is to streamline the process of approvals, to clarify the intent of certain sections, and to revise the standards and factors necessary for conditional use approval. The proposed text amendments are city-wide.

DECISION: CONTINUED

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