

**Salt Lake City Planning Division**

**Record of Decisions by the Planning Commission**

**Wednesday, December 8, 2010**

**5:45 p.m.**

**City & County Building**

**451 South State Street, Room 326**

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**Public Hearing**

1. **PLNPCM2010-00610: Mark Miller Conditional use for auto sales**- A request by Mark Miller Toyota to expand its current facility located at approximately 730 South West Temple. The property is zoned D-2 Downtown Support District in City Council District 4, represented by Luke Garrott (Staff contact: John Anderson at 801-535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)).

**Decision: Postponed by applicant.**

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2. **PLNPCM2010-00672 Harmon's Grocery Store Planned Development** - A request by Harmons Grocery for a planned development of a grocery store at approximately 1706 E 1300 South in the CN (Neighborhood Commercial) zoning district and in City Council District 6, represented by JT Martin. The planned development request includes modifications to building and parking setbacks, fence regulations and sign regulations. (Staff contact: Elizabeth Reining at 801-535-6313 or [elizabeth.reining@slcgov.com](mailto:elizabeth.reining@slcgov.com)).

**Decision: Item approved with condition number one listed in staff report.**

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3. **PLNPCM2010-00561 Neff Rezoning**. A request by Jeremy Neff for a Zoning Map Amendment to rezone property located at approximately 163 West 1700 South from Community Business to General Commercial in order to bring the property and its use into conformance with the zoning district and to match the zoning of the adjacent property which is also owned by the applicant. The proposed zoning district is CG (General Commercial) and is located in Council District 5, represented by Jill Remington-Love. (Staff contact: Maryann Pickering at 801-535-7660 or [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com)).

**Decision: The Commission transmitted a favorable recommendation to the City Council.**

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4. **PLNPCM2010-00594: Phillips Conditional Use for an Office/Reception Center in a Landmark site** - A request by Bonnie Phillips for a conditional use to allow a reception center at approximately 1229 East South Temple. The purpose of the proposal is to allow space for small gatherings and meetings that foster respectful dialogue, understanding and community discussions. The property is zoned Special Development Pattern SR1-A and is located in Council District 3, represented by Stan Penfold. (Staff contact: Ray Milliner (801)535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).

**Decision: Item approved with conditions listed in the staff report.**

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5. **PLNPCM2010-00300 Sentry Electric Fence Security Systems Text Amendment** – A request by Michael Pate for Sentry Security Systems to amend Chapter 21A.40.120 of the Salt Lake City Zoning Ordinance. The amendment would add language to regulate the use of electric security fences in Manufacturing and Commercial zones. Changes would be City wide. (Staff contact: Ray Milliner at 801-535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).

**Decision: The Commission transmitted a favorable recommendation to the City Council.**

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6. **PLNSUB2010-00692, Mt. Olivet/Roland Hall – St. Mark's School Subdivision** – Guy Kroesche, Stoel & Rives, LLP, representing Rowland Hall – St Mark's School, is requesting subdivision approval of the property

located at approximately 1443 E. Sunnyside Avenue. Proposed are two (2) parcels; one (1) parcel of approximately 13.087 acres in size (the "RHSM Parcel"), and one (1) parcel of approximately 28.446 acres in size (the "Revised Mt. Olivet Parcel"). This subdivision request is a result of City Council action amending the East Bench Master Plan and rezoning the subject property from Open Space (OS) to include Institutional (I) for the RHSM parcel pursuant to Salt Lake City Ordinance number 21 of 2006. The subject parcel is located in City Council District Six represented by J.T. Martin. (Staff contact: Lex Traughber at 801.535.6184 or [lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)).

**Decision: Item approved with conditions listed in the staff report.**

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7. **PLNPCM2010-00064, Fine Tuning Zoning Amendments** - A request by Salt Lake City Mayor Ralph Becker to analyze and adjust the Salt Lake City Zoning Ordinance (Title 21) to provide for clarity and efficiency of use as part of a code maintenance program. The subject Petition addresses several minor fine tuning text amendments that would apply citywide if adopted by the City Council. (Staff contact: [Lex Traughber at 801.535.6184 or lex.traughber@slcgov.com](mailto:Lex Traughber at 801.535.6184 or lex.traughber@slcgov.com)).

**Decision: The Commission transmitted a favorable recommendation to the City Council on items 1-4 and 6-7 and an unfavorable recommendation on item 5 as listed in the staff report.**

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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  
Cheri Coffey, Assistant Planning Director  
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  
Planning Commission Members