

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

Wednesday, January 13, 2010

5:45 p.m.

City & County Building

451 South State Street, Room 326

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1. **Petition PLNPCM2009-00510 North Temple Boulevard Station Area Plans**—an amendment to the West Salt Lake and Northwest Community Master Plans regarding station area plans along the Airport Light Rail Line. Planning Staff will hand out draft copies of the plan and review the major components of the Plan with the Planning Commission. A Public Hearing for the plans will occur at a later date.

DECISION: Briefing

2. **PLNPCM2008-00206 Christian Center Maranatha Place of Worship Conditional Use**—a request by Maria Novoa and Melquiades Flores for conditional use approval for a Place of Worship located at approximately 755 West 800 South. The subject property is located in an M-1 (Light Manufacturing) zoning district in Council District 2, represented by Van Turner.

Decision: Approved with the following conditions:

1. **Compliance with City Department/Division requirements as addressed in the staff report. If additional requirements are stipulated by the City Departments/Divisions for improvements to the structure, the applicant shall satisfy said requirements prior to a Certificate of Occupancy being issued.**
 2. **The applicant shall record an off-site parking agreement with the Salt Lake County Recorder's Office per Chapter 21A.44.020 (L) of the Salt Lake City Zoning Ordinance.**
 3. **The applicant shall submit a signed written waiver of spacing requirement stating they will not object to the location of a social club, tavern, brewpub, or microbrewery that wishes to locate within a 600 foot pedestrian travel measurement of the place of worship.**
3. **PLNPCM2009-01231: Thatcher Company Street Closure and Declaration of Surplus Property**—a request by the Thatcher Company for a Street Closure and Declaration of Surplus Property for approximately 985 feet of west Fortune Road at 1905 West. The property is zoned M-1 Light Manufacturing and is accessed only by property in the ownership of the Thatcher Company.

DECISION: Approved with the following conditions:

1. **The declaration of surplus property is contingent upon approval from the Salt Lake City Council for closure of a portion of Fortune Road.**
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. **All utilities infrastructure that is located within the right-of-way to be purchased, also be purchased and made private improvements.**
 5. **All requirements of the various City departments/divisions be met by the applicant prior to, or concurrent with, the purchase of the Fortune Road right-of-way.**
 6. **The multiple land parcels belonging to the Thatcher Company be combined into a single lot to avoid any possibility of creating a landlocked parcel.**
 7. **The two parcels belonging to Acme Land Holdings be combined into a single lot to avoid any possibility of creating a landlocked parcel in the future.**
 8. **The intent of this declaration of surplus property and partial road closure is for site security and the City reserves the right to object to the use of the Fortune Road right-of-way for the expansion of buildings or uses on site, and that the City restrict the potential future use and expansion of buildings on the right-of-way.**
4. **PLNPCM2009-00167: Nonconforming and Noncomplying Zoning Text Amendment**—a request by the Salt Lake City Council to amend Chapter 21A.38 of the Salt Lake City Zoning Ordinance, relating to nonconforming uses and noncomplying structures regulations. The purpose of petition is to simplify and clarify the existing regulations and to ensure consistency with State Law.

DECISION: A positive recommendation was forwarded to the City Council.

5. **Petition PLNPCM2008-00937, Zoning Text Amendment for Charitable Facilities**—a request by Mayor Becker to amend the Salt Lake City Zoning Ordinance, regarding Eleemosynary Facilities. The purpose of the request is to redefine and allow such facilities as appropriate in various zoning districts. The proposal includes allowing the use as a conditional use within low density and medium density multi-family/mixed use residential zoning districts. The proposal also includes allowing the use as a permitted use in high-density multi-family/mixed use zoning districts as well as in transit corridor, public lands and institutional zoning districts. The proposed text change affects all residential, mixed use, transit corridor, public lands and institutional zoned properties city-wide.

DECISION: A positive recommendation was forwarded to the City Council.

cc: David Everitt, Chief of Staff
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