

Salt Lake City Planning Division
Record of Decisions by the Planning Commission
Wednesday, July 14, 2010
5:45 p.m.
City & County Building
451 South State Street, Room 326

1. **PLNPCM2010-00243 - Burton Professional Office Conditional Use:** A request by Brad Ashworth for conditional use approval of a professional office at 1433 South 1100 East in the RB (Residential Business) zoning district and in Council District 5, represented by Jill Remington Love. (Staff contact: Nick Britton at 801-535-6107 or nick.britton@slcgov.com)

Decision: The Commission forwarded a favorable recommendation to the City Council with the following conditions:

1. **Applicant must comply with all departmental and division comments found in this staff report and its exhibits.**
 2. **Any exterior lighting incorporated in the renovation should be appropriately shielded to minimize the impact on neighboring properties to the east.**
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2. **PLNPCM2010-00231 - Korean Presbyterian Church Conditional Use & Planned Development:** A request by Richard Chong for conditional use and planned development approval of a church expansion at 425 East 700 South in the RMF-35 (Moderate Density Multi-Family Residential) zoning district and in Council District 4, represented by Luke Garrett. (Staff contact: Nick Britton at 801-535-6107 or nick.britton@slcgov.com)

Decision: The Commission forwarded a favorable recommendation to the City Council with the following conditions:

1. **The seven lots must be consolidated and a copy of the recorded deed shall be provided for the project file.**
2. **The applicant must comply with all necessary modifications and requests from the City's departments and divisions, based on comments provided in this staff report and its exhibits.**
3. **The Korean Presbyterian Church must apply for a formal change of use for the fourplex currently found at 439 East 700 South.**
4. **If parking lot lighting will be provided, it shall be appropriately shielded to reduce the impact on neighboring properties.**

5. **The Church shall install a fire gate over the Sego Avenue exit**
 6. **That the church adds 40% minimum extra glazing on the north elevation as approved by the planning director.**
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3. **PLNPCM2009-01338: Sustainability Development Code Changes:** amendment related to accessory buildings—a request by Mayor Ralph Becker to amend the Zoning Ordinance in regards to accessory structures associated with urban agriculture (such as greenhouses) and renewable energy systems (such as small solar and wind energy collection systems) in an effort to facilitate and regulate those activities throughout the City (Staff contact: Casey Stewart at 801.535.6260 or casey.stewart@slcgov.com).

Decision: Tabled

4. **PLNSUB2010-00112 Chick-fil-A Restaurant Planned Development Amendment:** A request by Deborah Kerr, in behalf of Chick-fil-A Restaurant, to demolish an existing restaurant and construct a new restaurant at approximately 1206 E 2100 South Street. The property is zoned CSHBD-1 Sugar House Commercial Business District. The property is located in City Council District Seven, represented by Søren Simonsen. (Staff contact: Michael Maloy at 801-535-7118 or michael.maloy@slcgov.com.)

Decision: The Commission forwarded a positive recommendation to the City Council with the following conditions:

1. **The proposed development is subject to compliance with all prior Planning Commission conditions of approval from May 15, 1997.**
2. **The proposed development is subject to compliance with all applicable Departments Comments and City regulations.**
3. **Applicant shall re-orient principal building façade and entrance toward 2100 South and that the building be brought up to the street according to Salt Lake City Design Guidelines.**
4. **Applicant shall relocate drive-through land to the rear or side of the principal building, and shall not be located between the principal building and 2100 South.**
5. **Applicant shall install and maintain a sufficient layer of organic mulch within all plant beds to reduce heat and improve plant nutrition.**
6. **Where possible, additional accent lighting of architectural and landscape features is encouraged.**
7. **Property owner shall actively participate in “Idle Free Utah” campaign and promote its message to employees and customers.**

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
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