

**Salt Lake City Planning Division**  
**Record of Decisions by the Planning Commission**  
**Wednesday, August 10, 2011**  
**5:45 p.m.**  
**City & County Building**  
**451 South State Street, Room 326**

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1. **PLNPCM2009-00615 Small Neighborhood Business Zoning Text Amendment**- A request by Mayor Ralph Becker to amend sections of the zoning ordinance creating the SNB, Small Neighborhood Business Zoning District and modifications to the purpose statements for Section 21A.26.020 CN, Neighborhood Commercial Zoning District and Section 21A.26.030 CB, Community Business Zoning Districts. The creation of the SNB zone will remove much of the uncertainty associated with being a nonconforming business, as the uses, and site requirements will be established and clear for the business owners, the neighboring residences and those who regulate the business. Related provisions of Title 21A- Zoning may also be amended as part of this petition. (Staff contact: Nole Walkingshaw at 801-535-7128 or [nole.walkingshaw@slcgov.com](mailto:nole.walkingshaw@slcgov.com))

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

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2. **PLNPCM2010-00591 Noise Regulations Text Amendment**- A request by Salt Lake City Mayor Ralph Becker to amend the Environmental Performance Standards in regards to noise to require review by the Salt Lake Valley Health Department when specific non-residential uses are proposed to locate near residential uses. The amendment will affect sections 21A.36.180, 21A.24.190, 21A.26.080, 21A.30.050, 21A.31.050 and 21A.32.140 of the zoning ordinance. Related provisions of Title 21A- Zoning may also be amended as part of this petition. (Staff Contact: Elizabeth Reining at 801-535-6313 or [elizabeth.reining@slcgov.com](mailto:elizabeth.reining@slcgov.com))

**Decision: The Commission tabled the item.**

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3. **Hansen's Service Garage Master Plan and Zoning Map Amendment**- A request by the Planning Division to rezone the property located at 206 N 200 West from RMF-35 (Moderate Density Multifamily Residential) to CN (Neighborhood Commercial.) The property is currently nonconforming and the change would facilitate the reuse of this historic property as a commercial structure. The subject property is located in Council District 3, represented by Stan Penfold. (Staff contact: Daniel Echeverria at 801-535-7152 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com))
  - a. **PLNPCM2011-00176 Zoning Map Amendment**- A request to rezone the property from RMF-35 (Moderate Density Multifamily Residential) to CN (Neighborhood Commercial) in order to provide the property with conforming status.
  - b. **PLNPCM2011-00385 Master Plan Amendment**- A request to amend the Future Land Use Map of the Capitol Hill Master Plan. The amendment would change the future land use classification of the property from Medium Density Residential to Neighborhood Commercial.

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

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4. **First Unitarian Church Addition Condition Use and Minor Subdivision**- A request by Ed Dieringer, on behalf of the First Unitarian Church, to construct an addition to the primary structure and to combine the underlying parcels located at approximately 569 S 1300 East Street. The property is zoned R-2 Single and Two Family Residential District. The property is located within Council District 4, represented by Luke Garrott. (Staff contact: Michael Maloy at 801-535-7118 or [michael.maloy@slcgov.com](mailto:michael.maloy@slcgov.com)).
  - a. **PLNPCM2011-00211 Conditional Use for Addition to the First Unitarian Church**- Request conditional use to construct a 1,550 square foot addition to the primary structure.
  - b. **PLNSUB2011-00212 Preliminary Minor Subdivision Application for the First Unitarian Church**- Request preliminary subdivision to combine three parcels into one parcel.

**Decision: The Commission approved the petition with conditions.**

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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