



Communication to Planning Commission

Community & Economic Development
Office of the Director

To: Planning Commission Members

From: Nick Britton, Principal Planner

Date: May 24, 2011

CC: File

Re: Time Extension for Korean Presbyterian Church Planned Development and
Conditional Use Approvals (PLNPCM2010-00231 and PLNSUB2010-00422)

Please see the attached letter from Mr. Matt Sung, representing the Korean Presbyterian Church of Utah, requesting a one-year time extension for two requests approved by the Planning Commission on July 14, 2010. The church is located at 425 East 700 South. The original approvals were for a conditional use for an expansion of their existing church and a planned development for modifications to the site.

Please see the attached letter from Mr. Sung and the minutes from the original approval on July 14, 2010. If you would like to see a copy of the original staff report, please contact Angela Hasenberg at angela.hasenberg@slcgov.com or (801) 535-7708.

If you have any questions, please contact Nick Britton at nick.britton@slcgov.com or (801) 535-6107.

Thank you.

Enc.

Attachment A
Letter from Applicant



유 타 한 인 장 로 교 회
Korean Presbyterian Church of Utah

담임목사: 한만식 Rev. Man Sik Han

April 28, 2011

Mr. Wilford Sommerkorn
Planning Director
451 South State Street
PO Box 145480
Salt Lake City UT 84114-5480

Re: Extension Request for Korean Presbyterian Church of Utah
PLNPCM2010-00231: Request for conditional use approval &
PLNSUB2010-00422: Request for planned development approval

Dear Wilford:

Our church, the Korean Presbyterian Church, located at 425 East and 700 South, received approval for above mentioned two requests and these permits will expire on July 14, 2011. We are still in the planning stages and are requesting a 1 year extension to both approvals. If that is possible please send to us notification of this approval.

Respectfully submitted,

Matt Sung
Session Clerk
Korean Presbyterian Church of Utah

Attachment B
Minutes from
July 14, 2010 Planning Commission

SALT LAKE CITY PLANNING COMMISSION MEETING

In Room 326 of the City & County Building

451 South State Street, Salt Lake City, Utah

Wednesday, July 14, 2010

Present for the Planning Commission meeting were Chair Babs De Lay; Commissioners Charlie Luke, Angela Dean, Michael Fife, Michael Gallegos, Susie McHugh, Matthew Wirthlin, and Kathleen Hill. Commissioner Matthew Wirthlin and Vice Chair Frank Algarin were excused.

There field trip prior to the meeting was cancelled. A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 5:45 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time. Planning staff members present at the meeting were: Wilford Sommerkorn, Planning Director, Nick Norris, Programs Manager; Casey Stewart, Principal Planner; Michael Maloy, Principal Planner; Nick Britton, Principal Planner Paul Nielson, City Attorney; and Angela Hasenberg, Senior Secretary.

Field Trip Notes (Taken by Nick Norris)

Planning Commissioners visited the 425 E. 700 South. Commissioners were given an overview by staff. Questions were asked regarding parking, landscaping and lot size and building size.

Planning Commissioners visited 1433 S. 1100 E. Commissioners were given an overview by staff. Questions were asked about parking requirements and lighting.

Planning Commissioners visited 1206 E. 210 S. Commissioners were given an overview by staff. Questions were asked about building orientation, Sugarhouse Business District design guidelines and appeals process.

Report of the Chair and Vice Chair

Chairperson De Lay stated that there was nothing to report.

Report of the Director

Mr. Sommerkorn stated the City Council passed the temporary zoning regulations for the Yalecrest and Westmoreland neighborhoods, in order to look at the potential for declaring those areas in the overlay preservation zone. The council also received a briefing on the historic preservation plan, and the Historic Landmark Commission met, and made a recommendation for prioritizing potential future designation of historic districts, which would come before the Planning Commission and then forwarded with a recommendation on to the City Council.

Public Hearings

Commissioner Gallegos stated he was a former Housing Commissioner with the City Housing authority, but he had not been on the board for three years, and inquired if the Planning Commissioners felt he needed to recues himself.

Commissioner McHugh felt his position was helpful and he did not need to recues himself.

Commissioner Chambless agreed.

Report of the Director: Director Wilf Sommerkorn reminded the Commission of a memorial service for Steven England, from the City Engineering Office who was killed in an traffic accident on First South and 2nd East.

Mr. Sommerkorn stated that the City Council received a briefing on a number of issues, one item was the Historic Preservation Plan, the public hearing was closed and action would be taken shortly. The City Council had removed a portion of the map included in the Yalecrest Area from the temporary ordinance, and gave instructions for staff and administration on how to move forward on the remainder of the area. One item was to be an ordinance for the demolition of homes in that area, and how some of the existing homes that are significant can be protected. These items needed to be in place before the temporary ordinance expired on September 10, 2010.

5:56:13 PM Public Hearing:

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.

Chairperson De Lay recognized Nick Britton as staff representative.

Mr. Britton stated that this was a request for an office building in a residential business district. It was an existing building that would have added a third story. The use would be for mental health counseling and therapy. Mr. Britton added that for purposes of parking, this use would have been considered a general office and not a medical office and therefore would impact the parking significantly.

The changes would add articulation to the front, and change the windows and moving the entrance from the north side to the center of the building.

Mr. Britton addressed the parking issue. He stated that the square footage of the building is 3345 sq ft. The residential business zoning district allows for a parking subtraction of 2500 sq ft. That leaves 845 sq ft for parking calculations. General office calculations only require two spaces. The applicant is actually providing three parking spaces on the back of the building, one is ADA parking.

Questions from the Commission: none.

6:01:17 PM Close of Public Hearing.

6:01:05 PM Motion:

Commissioner Fife made the motion that regarding **PLNPCM2010-00243 - Burton Professional Office Conditional Use:** based on the findings found in the staff report, and discussion that the Commission approved the request for conditional use for a professional office at 1433 S. 1100 E subject to the two conditions in the staff report with the condition that additional lighting be provided for the parking lot.

Commissioners Gallegos, McHugh, Dean, Luke, Woodhead, Hill and Fife all votes “aye”, the motion passed unanimously.

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.

Chairperson De Lay recognized Nick Britton as staff representative

Mr. Britton described the area surrounding the Korean Presbyterian Church. This was in the RMF-35 moderate density multifamily residential district. The reasoning for a conditional use request was that churches in this zone are conditional use. The applicant is expanding by more than 1000 ft, and requires additional conditional use approval. This was a planned development because the applicant is encroaching upon the required setback on the north side of the property along Sego Avenue.

Mr. Britton gave a PowerPoint presentation that illustrated the request.

Questions from the Commissioners:

Commissioner Woodhead asked if when the commission gets a plan like this that includes trees, is the applicant committed to include those trees if the petition is approved, or would the commission need to add something specific to make sure that they are added.

Mr. Britton stated that he believed that when the plan development approval is done, the site plan was approved as demonstrated; therefore the trees would be included.

Commissioner Fife stated that he had an issue with the setback, along the street were small houses that had different facades, now there would be a twenty foot high wall, eighty feet long along that street which would completely change the character of the street.

Mr. Britton stated that there would be a 10 foot setback, and there would be landscaping and trees.

Chairperson De Lay asked for an explanation the relationship of the entrance on Sego Avenue to this property.

Mr. Britton stated that the main entrance would still be there, but, as proposed, there would be fire access on the street

Commissioner Luke asked if the street access could be gated and still have fire access.

Mr. Britton stated that it could be done.

Commissioner McHugh asked what the length of the sanctuary would be.

Mr. Britton stated that he believed that it would run the length of the wall.

The applicant, Richard Chong, of Richard Chong Architects, made the comment that the façade along Sego Avenue, at the closest point would have been ten feet; it was articulated into smaller sections so that it wasn't just straight, there was a differentiation of materials. The door way is an emergency exit only. He stated that whatever the Planning Commission wanted to do, they would be happy to do it.

Chairperson De Lay was concerned about what the impact on the neighborhood with a one hundred foot wall.

Questions from the Commissioners:

Commissioner McHugh asked if there would be glass on the back wall.

Mr. Chong responded that there would be.

Commissioner Dean asked about the forty percent glazing requirement and if the request was for it to be waived. She stated from an architectural standpoint, she was concerned about slot windows, and that the entire sanctuary would only have a small bit of daylight.

Mr. Chong responded stating that the point was true; however, the lobby area was totally lit. He stated that they are not opposed to adding more glass at an upper level to provide privacy and add natural light.

The Commissioners discussed the height and look of the sanctuary wall and glazing options.

Commissioner Dean suggested a line of windows to break up the wall.

Mr. Chong agreed and said they would be happy to do it.

6:19:48 PM Public Hearing:

Carl Hewlin spoke, he was a property owner on Segoe Avenue, was concerned about the traffic on Segoe, stating that he stated that he would like to have the entrance on Segoe closed at all times because there is a gate there now, and it was never opened. He stated that there isn't really a sidewalk, and would like there to be one.

6:22:00 PM Close of Public Hearing

Comments from the Commissioners:

Commissioner McHugh stated that the concern about the gate would be taken care of, as there won't be access or extra traffic. She also noted that it isn't the Church's obligation to put in a sidewalk.

Commissioner Woodhead questioned whether there would even be room for one.

Chairperson De Lay asked if with the City's rules and regulations, would there have been a requirement for a sidewalk.

Mr. Britton responded that to his knowledge there was not, and that transportation and engineering both reviewed the plan and did not require it.

Mr. Chong, the applicant stated that they investigated the need as well, and found that Segoe is a special area called "the court," and on the street they added two rows of pavers as an improvement to act like a sidewalk path for the court. It was also part of the roadway, the residents share. Their contention is that landscaping would be better than a sidewalk.

6:28:11 PM Motion:

Commissioner Woodhead made the motion that regarding **PLNPCM2010-00231 and PLNPCM2010-00422 Korean Presbyterian Church Conditional Use & Planned Development**, based on tonight's hearing, the finding on the staff report, and the testimony tonight, she moved that the Planning Commission approved the conditional use request and planned development request for the expansion for the Korean Presbyterian Church at 425 E. 7th S. with conditions 1-4 and additional condition 5, that the church install a fire gate over the Segoe Avenue exit and condition 6, that the church add minimum forty percent glazing on the north elevation.

Commissioner Gallegos seconded the motion.

Vote: Commissioners Gallegos, McHugh, Luke, Woodhead, and Hill all votes "aye", Commissioners Fife and Dean voted no, the motion passed.

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