

**Salt Lake City Planning Division Record of Decision**  
**May 7, 2020 5:30 p.m.**  
**City & County Building 451 South State Street, Room 326**

1. **4th Avenue Pump House at approximately 300 North Canyon Road** - Salt Lake City Department of Public Utilities is proposing the new construction of a pump house located at 300 N. Canyon Road (South West Corner of Canyon Road and 4th Avenue). The pump house is proposed in order to continue to provide drinking water to the community and to ensure the well, located on the site, is safe and secure. The pump house will contain equipment to operate the well, and to disinfect the water. The petitions associated with the proposal:
  - a. **New construction** of a pump house located at 300 N. Canyon Road, petition number: **PLNHLC2018-00557**
  - b. **Associated special exception** for the proposed new construction in the Open Space Zoning District, Petition number: **PLNHLC2018-00558**
    - i. Building setbacks: A reduction of approximately 4'7" - 7'9" for the southern front yard setback.
    - ii. Landscaped yards: A reduction of approximately 4'7" – 7'9" for the southern landscaped yard.

The subject property is located within the OS (Open Space) zoning district and Council District 3, represented by Chris Wharton. (Staff contact: Kelsey Lindquist at (801)535-7930 or kelsey.lindquist@slcgov.com). **Case number PLNHLC2018-00557 & PLNHLC2018-00558**

**Decision: Approved with Condition listed in the Staff Report**

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2. **33rd Ward Minor Alterations at approximately 453 South 1100 East** - Brad Gygi, Bradley Gygi Architect & Associates, PLLC, representing the property owner, the Church of Jesus Christ of Latter Day Saints, is requesting a Certificate of Appropriateness (COA) for various site improvements including an expansion of parking on site, an outdoor pavilion, a new ADA access, and a new dumpster enclosure on the property located at 453 S. 1100 East in the University Historic District. All proposed site improvement are located at the rear of the property and are not readily visible from the street. The subject property is zoned I - Institutional and is located in Council District 4 represented by Ana Valdemoros. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com). **Case number PLNHLC2020-00103**

**Decision: Approved**

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3. **Demolition of a Contributing Building at approximately 58 E Hillside Avenue** - Jeff Garbett, the owner of the property, is proposing to demolish a residential structure on the subject lot that is identified as a contributing building to the Capitol Hill local historic district and subject to the standards of the H Historic Preservation Overlay. The applicant has indicated the purpose of the request is so a new single-family house could be constructed on the property. No specific development plan has been submitted in conjunction with this demolition request. The subject parcel is zoned RMF-35 (Moderate Density Multi-Family Residential). A request for demolition of a contributing structure in a local historic district must be reviewed by the Historic Landmark Commission. The subject property is within Council District #3 represented by Chris Wharton (Staff contact: Amy Thompson at (801)535-7281 or amy.thompson@slcgov.com). **Case number PLNHLC2020-00068**

**Decision: Denied**

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4. **Wasatch Community Gardens at approximately 625, 629 and 633 E 800 S** - Ashley Patterson, representing Wasatch Community Gardens, the property owner, is requesting design approval to construct a new multi-family dwelling, install a wood deck and replace two front doors at the above listed properties. The properties are located in the Central City Local Historic District and are zoned RMF-30 Low Density Multi-Family Residential District, with two of the properties pending a zone change to R-MU-35 Residential/Mixed Use District. The applicant is requesting the following approvals:
  - a. **New Construction** – Request for a Certificate of Appropriateness (COA) to construct an 8-unit apartment building and associated parking lot to the rear of the properties located at approximately 629 E 633 E 800 S. **Case number PLNHLC2020-00111.**

- b. **Major Alteration** – Request for a Certificate of Appropriateness (COA) to install a wood deck between the existing buildings on the properties and to replace the original front doors of the existing buildings on 625 and 629 E 800 S. **Case number PLNHLC2020-00062.**
- c. **Special Exceptions** – Request to reduce the rear setback of the existing building at 629 E 800 S and allow a deck over 2 feet in height to encroach in the required yard setbacks. **Case number PLNHLC2020-00105.**

**Decision: Approved with Conditions Listed in the Staff Report**

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*Any final decision made by the Historic Landmark Commission can be appealed by filing an “appeal of decision” application within 10 days of the decision (30 days if the decision is appealed by the applicant). Contact the Planning Division for more information about filing an appeal.*

Dated at Salt Lake City, Utah this 8th day of May, 2020.  
Rosie Jimenez, Administrative Secretary