

**Salt Lake City Planning Division**  
**Record of Decision**  
**Wednesday, June 27, 2012, 5:45 p.m.**  
***City & County Building***  
***451 South State Street, Room 326***

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**Extension of Planned Development Approval. Originally approved July 13, 2011 PLNSUB2011-00187: Salt City Plaza** - A request by Jeff Stockert of Salt City Plaza LLC for a planned development at approximately 154 W 600 South. The purpose is to construct multiple hotels and a shared parking structure located in Council District 4 represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com))

**Decision: Approved**

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**PLNPCM2012-00339 Building and Site Design Review** – A request by Josh Footer, represented by Soren Simonsen is requesting approval of a second story addition on an existing building located at approximately 2205 East 2100 South in the CB (commercial business) zone. The property is in Council district 7 represented by Soren Simonsen (staff contact: Ray Milliner (801)535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).

**Decision: Approved**

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**PLNPCM2012-00114 Epic Brewing Zoning Map Amendment** – A request by Peter Erickson, representing Epic Brewing LLC to amend the Salt Lake City Zoning Map for the properties located approximately between 828 and 836 South Edison Street. The proposal would modify the zoning map for properties currently zoned SR-3 Special Development Pattern zoning district to D-2 Downtown Support and RMU-35 Residential Mixed Use zoning districts. The purpose of the proposal is to facilitate the expansion of Epic Brewing and the construction of a mixed use development. The amendments would increase the allowed density and the allowed height of any buildings constructed on the subject properties. The property is located in Council District 4 represented by Luke Garrott. (Staff Contact: John Anderson at 801-535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com))

**Decision: Tabled to a future Planning Commission Meeting**

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**PLNPCM2010-00656 West Salt Lake Master Plan (Continued from June 13)** – A request by Mayor Ralph Becker to update the West Salt Lake Master Plan. The public draft of the proposed updated master plan is available at [www.westsaltlake.com](http://www.westsaltlake.com). The West Salt Lake planning area is in Council District 2, represented by Kyle LaMalfa (Staff: Nick Britton at 801-535-6107 or [nick.britton@slcgov.com](mailto:nick.britton@slcgov.com)).

**Decision: Tabled to a future Planning Commission Meeting. Commission initiated two petitions related to the Master Plan.**

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**Signature Books Master Plan and Zoning Map Amendment** – a request by Dave Richards, representing Signature Books to amend the North Temple Area Plan and the Salt Lake City Zoning Map for the property located at 549 West 400 North. The amendments as proposed would allow the development of a mixed use project. The property is located in Council District 3 represented by Stan Penfold. (Staff Contact: John Anderson at 801-535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com))

- a. **PLNPCM2012-00254**: Master Plan Amendment – a request to amend the future land use classification of the subject property as designated in the North Temple Area Plan from Transit Station Area Stable to Transit Station Area Transition.
- b. **PLNPCM2012-00255**: Zoning Map Amendment – a request to rezone the subject properties from SR-1A Special Development Pattern Residential to Transit Station Area Urban Center District.

**Decision: A positive recommendation was forwarded to the City Council**

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**538 E. 500 South Master Plan and Zoning Map Amendment** – A request by Strategic Capital Group to amend the Central Community Future Land Use Map and the zoning map for the property located at approximately 538 E. 500 South. The amendments are proposed to allow a multi-family development on the property as part of a larger development proposal. The property is located in Council District 4 represented by Luke Garrott. (Staff Contact: Elizabeth Buehler at 801-535-6313 or [elizabeth.buehler@slcgov.com](mailto:elizabeth.buehler@slcgov.com))

- a. **PLNPCM2012-00359**: Master Plan Amendment – a request to amend the future land use classification of the subject property from Medium Density Residential to Residential/Office Mixed Use as shown on the Central Community Future Land Use Map.
- b. **PLNPCM2012-00305**: Zoning Map Amendment – a request to rezone the subject property from RMF-35 Moderate Density Multi-Family Residential District to RO Residential Office District.

**Decision: A positive recommendation was forwarded to the City Council**

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**PLNPCM2012-00264 Amend D-1 (Central Business District) Restrictions On Parking Lots And Structures** – A request by City Council member Stan Penfold for a text amendment to delete language that may encourage the demolition of buildings to construct parking lots in the D-1 zoning district. The amendment will affect sections of 21A.30 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Michaela Oktay at (801) 535-6003 or [michaela.oktay@slcgov.com](mailto:michaela.oktay@slcgov.com)).

**Decision: A positive recommendation was forwarded to the City Council**

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Dated at Salt Lake City, Utah this 12th day of July, 2012  
Michelle Moeller, Senior Secretary