

Salt Lake City Planning Division
Record of Decision
Wednesday, October 10, 2012, 5:45 p.m.
City & County Building
451 South State Street, Room 326

1. **PLNPCM2011-00485 Time Extension for Volunteers of America Conditional Use** - a request by Volunteers of America for a one year time extension for a previous conditional use approval of a proposed residential group home in support of homeless young men. The original approval was granted by the Planning Commission on October 26, 2011. A recent fire destroyed the building, prolonging the building permit process. The property is located at approximately 556 South 500 East, in Council District 4 represented by Luke Garrott. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)

Decision: Approved

2. **PLNPCM2012-00454: 700 South Street Closure** - A request by Univar USA, Inc for a street closure and sale of the 700 South right-of-way between I-15 and the railroad tracks located west of 600 West. The street is a "paper street" that does not facilitate access to adjacent properties because it is blocked on the west by I-15 and on the east by railroad tracks. The property is located in a CG (General Commercial) zoning district in Council District 4, represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com)

Decision: Approved

3. **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 rear portions of properties located at approximately 834 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. The purpose of the proposal is to facilitate the expansion of Epic Brewing located at approximately 825 S. State Street. The amendments would increase the allowed density and the allowed height of any buildings constructed on the rear portions of 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)

Decision: Forwarded with a negative recommendation

4. **West Capitol Hill Amendments –(PLNPCM2012-00462, 00463, 00464)** Three petitions initiated by Mayor Becker as part of analysis identifying zoning and master plan conflicts within the RDA project area. The request is for several related zoning map amendments, Capitol Hill Master Plan amendments and a text amendment to the MU Mixed Use zoning district. The proposal would make the following changes:

- Amend Master Plan future land use designation from “General Commercial” in the area of 400 West between 600-800 North to “High Density Mixed Use,” and to rezone those parcels to MU Mixed Use to match the surrounding area;
- Amend the Master Plan future land use designations from “Medium Density Residential” and “General Commercial” for most of the west side of 300 West between 400-500 North to “Medium Density Mixed Use,” and to rezone four RMF-35 parcels to MU to allow for commercial/retail uses along the 300 West corridor;
- Amend the Master Plan future land use designation, for one commercial property located on the northeast corner of 300 West and 300 North, from “Medium Density Residential” to “Medium Mixed Use,” to rectify a conflict;
- Amend the text of the *MU: Mixed Use* zoning district to encourage residential through changes to the unit requirements for multi-family residential and to generally bring the district regulations closer to its intended purpose.

The zoning text amendment is city-wide will generally affect sections 21A.32.130 MU Mixed Use District. Related provisions of Title 21A-Zoning may also be amended as part of this petition. Other properties affected by the petition are located in Council District 3, represented by Stan Penfold. (Staff Contact: Michaela Oktay at 801-535-6003 or michaela.oktay@slcgov.com).

Decision: Tabled to November 14 Planning Commission meeting

Dated at Salt Lake City, Utah this 11th day of October, 2012
Michelle Moeller, Senior Secretary