

Salt Lake City Planning Division
Record of Decision
Wednesday, January 9, 2013, 5:45 p.m.
City & County Building
451 South State Street, Room 326

1. **PLNPCM2012-00615 The Lays Over Height Fence** – A request by Ron Lay for a Special Exception for a fence that exceeds the six foot height limit of the zoning ordinance by two feet located at approximately 1351 West Arapahoe in the Single Family Residential (R-1/5000) zoning district in Council District 2, represented by Kyle LaMalfa. (Staff contact: Anna Anglin at 801-535-6050 or anna.anglin@slcgov.com)

Decision: Denied

2. **PLNPCM2012-00796 Nichols Special Exception for an "in line" addition** - a request by Amy & Scott Nichols, represented by Stan Avery (contractor), for approval to construct an addition to the existing single family home that would not comply with the required 10-foot side yard setback on the south side of the home located at approximately 2675 South 1500 East. The addition would encroach less than one foot into the side yard, in line with the rear porch steps. The property is located in the R-1/7,000 (Single Family Residential) zoning district, in Council District 7, represented by Soren Simonsen. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com)

Decision: Approved

3. **PLNPCM2012-00588 Lobb Zoning Amendment 1321 South 500 East** - a request by Michael Lobb, property owner, to include "mixed use" as an allowed use at the subject property in anticipation of a 7-unit attached townhome live/work project. The property is located at 1321 South 500 East, in the CN (neighborhood commercial) district, within Council District 5, represented by Jill Remington Love. (Staff Contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)

Decision: A favorable recommendation was forwarded to the City Council

4. **PLNPCM2012-00608 Liberty Heights Fresh Master Plan Amendment** - A request by Steven Rosenberg to amend the Central Community Master Plan Future Land Use Map at approximately 1073 East 1300 South from Low Density Residential to Community Commercial. The purpose of the amendment is to allow the removal of a single family home on site that would be replaced with a mixed residential/commercial use on site. The subject property is zoned R-1/5,000 (Single Family Residential District) and is located in City Council District 5 represented by Jill Remington Love (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com).
 - **PLNPCM2012-00610 Liberty Heights Fresh Master Plan Amendment** – A request by Steven Rosenberg to amend the Central Community Zoning Map at approximately 1073 East 1300 South from R-1/5,000 (Single Family Residential District) to CN (Neighborhood Commercial). The purpose of the amendment is to allow the removal of a single family home on site and replace it with a mixed residential commercial use on site. The subject property is zoned R-1/5,000 (Single Family Residential District) and is located in City Council District 5 represented by Jill Remington Love (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com).
 - **PLNPCM2012-00607 Liberty Heights Fresh Master Plan Amendment** - A request by Steven Rosenberg for a Minor Subdivision Amendment to combine the lots at approximately 1073 East 1300 South and 1290 South 1100 East into one lot of record. The reason for the request is to allow for the expansion of the existing commercial use on site. The subject property at 1073 East 1300 South is located in the R-1/5,000 (Single Family Residential District), and the property at 1290 South 1100 East is located in the CN (Neighborhood Commercial District) and is located in Council District 5, represented by Jill Remington Love. (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com).
 - **PLNPCM2012-00609 Liberty Heights Fresh Master Plan Amendment** - A request by Steven Rosenberg for a Conditional Building and Site Design Review application that would grant an exception to reduce the required corner side yard setback on the south from fifteen feet (15') to one foot (1') and the front setback on the east from fifteen feet (15') to three feet six inches (3'6") at approximately 1073 East 1300 South and 1290 South 1100 East. The purpose for the request is to allow the redevelopment of the existing commercial business. The subject property at 1073 East 1300 South is located in the R-1/5,000 (Single Family Residential District), and the property at 1290 South 1100 East is located in the CN (Neighborhood Commercial District) and is located in Council District 5, represented by Jill Remington Love. (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com).

Decision: Tabled to a future meeting

Dated at Salt Lake City, Utah this 10th day of January, 2013
Michelle Moeller, Senior Secretary