

Salt Lake City Planning Division
Record of Decision
Wednesday, July 10, 2013, 6:00 p.m.
City & County Building
451 South State Street, Room 326

1. **Bayly Over Height Fence Special Exception at approximately 1248 W Talisman Drive** – Teag Bayly is requesting approval to construct a 6' fence on the east side of his home at the above listed address. The zoning ordinance defines the east side of this property as the front yard. In Residential zoning districts front yard fences are permitted up to a height of four feet in the front yard. The property is occupied by a single-family home and is zoned R-1/7,000 Single Family Residential. This type of project must be reviewed as a Special Exception. The subject property is within Council District 1, represented by Carlton Christensen. (Staff contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com. Case number PLNPCM2013-00388).

Decision: Approved with Conditions

2. **Taylor Addition Special Exception at approximately 1270 East Yale Avenue** –Doran Taylor (owner) is requesting approval from the City to construct an addition to the existing home that would not comply with the required 4-foot side yard setback on the west side of the home at the above listed address. The addition would be “in line” with the existing garage. The property is zoned R-1/5,000 Single Family Residential. This type of request must be reviewed as a special exception. The subject property is within Council District 5, represented by Jill Remington Love. The (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com .Case number PLNPCM2013-00334).

Decision: Approved with Conditions

3. **American Avenue Alley Closure at approximately 364 W. American Avenue** – BM & V Enterprises is requesting the closure of a City-owned alley located between 900 South, 400 West, American Avenue, and the railway corridor. The alley was created as part of a subdivision plat but has not functioned as a public alleyway. The alley has been gated and used for parking and private business access. If the City decides to close the alley, it will be sold to the applicant at fair market value. The property abutting the alley is zoned CG General Commercial and is located in Council District 5, represented by Jill Remington Love. (Staff contact: Wayne Mills at (801) 535-7282 or wayne.mills@slcgov.com. Case number PLNPCM2013-00340)

Decision: A favorable recommendation was forwarded to City Council

4. **Sugar House Streetcar Rezoning and Master Plan Amendment** - Sugar House Streetcar Zoning and Master Plan Amendment - Mayor Ralph Becker is requesting the City adopt new zoning regulations for the development of parcels in and around the vicinity of the Sugar House Steetcar line. The proposed regulations will be a new section of the Zoning Ordinance in Chapter 27. Related provisions of Title 21A - Zoning maybe also be amended as part of this application. In addition to the proposed zoning changes, text changes are proposed to the Sugar House Master Plan related to the streetcar corridor. The project is located within Council District 7, represented by Soren Simonsen. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com. Case numbers: PLNPCM2012-00576 and PLNPCM2012-00577).

Decision: Tabled to the July 31, Planning Commission Meeting

Dated at Salt Lake City, Utah this 13th day of July, 2013
Michelle Moeller, Senior Secretary