

Salt Lake City Planning Division
Record of Decision
Wednesday, October 22, 2014, 5:30 p.m.
City & County Building
451 South State Street, Room 326

1. **Third Avenue Bistro Special Exception at approximately 564 E Third Avenue** - Jude Rubadue is requesting approval from the City to develop an outdoor dining patio that is less than 500 square feet in area in the side yard at the above listed address. Currently the land is used for a nonconforming restaurant and the property is zoned, Special Development Pattern Residential (SR-1A). This type of project must be reviewed as a special exception. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com.) Case number PLNPCM2014-00529.

Decision: Approved

2. **Kingfisher Planned Development at approximately 1270 S. 1100 East** - Rob White of Sugar House Architects is requesting approval for a new mixed use building that is 25 feet tall with an additional projection for a stairway accessing the roof at the above listed address. A total of 22 parking spaces will be located on the site. Currently the site is vacant and the property is zoned Neighborhood Commercial (CN). The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com.)
 - a. **Planned Development** - In order to build the project noted above, a Planned Development is required to allow reduced setbacks for the building and landscaping and to allow the parking next to the building instead of behind the building. Case Number PLNSUB2014-00547.
 - b. **Special Exception** - In order to allow outdoor dining within a required yard area between the building and sidewalk, approval of a Special Exception is required. Case Number PLNPCM2014-00647.

Decision: Approved

3. **Kilby Court Brewery at approximately 316 West 700 South** - Architect Kent Rigby representing Alvie Carter, property owner, is requesting approval from the City to develop a microbrewery in the existing building (phase 1) and expand the existing the building (phase 2) at the above listed address. Currently the building is vacant and the property is zoned Downtown Support District (D2). This type of project must be reviewed as a Conditional Use. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Tracy Tran at (801) 535-7645 or tracy.tran@slcgov.com.) Case number PLNPCM2014-00494.

Decision: Approved

Dated at Salt Lake City, Utah this 23rd day of October, 2014
Michelle Moeller, Senior Secretary