

Salt Lake City Planning Division
Record of Decision
Wednesday, November 12, 2014, 5:30 p.m.
City & County Building
451 South State Street, Room 326

1. [Ball Park Apartments Planned Development at approximately 1380 S West Temple](#) - A request by Rusty Snow, Ball Park Apartments LP, for approval from the City to eliminate the rear yard setback and develop affordable senior housing comprised of 62 dwelling units and 36 parking stalls at the above listed address. Currently the land is vacant and the property is zoned R-MU Residential Mixed Use. This type of project must be reviewed as a Planned Development. The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: Michael Maloy at (801)535-7118 or michael.maloy@slcgov.com.) Case number PLNSUB2014-00570

Decision: Approved

2. [Sugar House Townhomes Planned Development and Preliminary Subdivision at approximately 2204 S 800 East](#) - A request by Wayne Corbridge, representing Sego Homes, for approval from the City to develop a 4-unit attached single-family ("townhome") development at the above listed address. The applicant is requesting to modify the requirement that the proposed lots have street frontage, modifications to setbacks and lot size standards. The purpose of these modifications is to align the homes so that they face the Sugar House Streetcar Greenway. This type of project requires Planned Development and Preliminary Subdivision approval. The property is zoned RMF-35, Moderate Density Multi-family Residential, and is currently occupied by a vacant single-family residence. The subject property is within Council District 7, represented by Lisa Adams. (Staff contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com.) Case numbers PLNSUB2014-00439/00441

Decision: Approved

3. [Office Building Planned Development at approximately 705 East 900 South](#) - A request by Rob White, Sugar House Architects, representing the property owner, GRW Holdings, for Planned Development approval to construct a new two story commercial office building located at the above listed address. The subject property is zoned SNB (Small Neighborhood Business). An office building is a permitted use in this zone; however the applicant is seeking a relaxation of development standards related to building setbacks, building height, roof form, and perimeter and parking lot landscaping. The subject property is located in City Council District 4, represented by Luke Garrott. (Staff Contact: Lex Traugher at (801) 535-6184 or lex.traugher@slcgov.com.) Case number PLNPCM2014-00616

Decision: Approved

4. [Ken Garff Planned Development at approximately 525 South State Street](#) - A Request by Curtis Miner for a planned development located at the above listed address. The proposal is to create a unified auto dealership complex with multiple automobile showrooms with cross access easements for the entire site and includes a request for modification to the landscaping and signage requirements of the zoning ordinance. The proposed site is located in the D-2 Downtown District and is located within Council District 4, represented by Luke Garrott. (Staff contact: Doug Dansie at (801) 535-6182 or doug.dansie@slcgov.com.) Case number PLNSUB2014-00522

Decision: Tabled

5. [The Seasons at Library Square Apartments \(phase 2\) Planned Development at approximately 324 and 332 East 500 South](#) - Akbar Matinkhah requests approval from the City to develop phase two of the Seasons at Library Square apartments located at the above address. Specifically, the applicant seeks approval to modify the building setbacks and building coverage limits of phase 2. Currently the land is occupied by a commercial building and requires larger building setbacks because the property is in a different zoning district than phase one. This type of project must be reviewed as a Planned Development. The subject property is within Council District 4 represented by Luke Garrott (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com.) Case number PLNSUB2014-00596

Decision: Denied

6. [AT&T Rooftop Antennas at approximately 115 South 1100 East \(Arlington Place Apartments\)](#) - A request by AT&T for new wireless antennas located on the rooftop of the Arlington Place Apartments at the above listed address. All equipment cabinets are proposed to be installed in an existing storage room in the parking garage. This project is located in the RMF-45 (Moderate/High Density Multifamily Residential) zoning district, in the University Historic District and in City Council 4, represented by Luke Garrott. (Staff contact: Katia Pace, (801) 535-6354, or katia.pace@slcgov.com.) Case number PLNPCM2014-00178

Decision: Approved

7. [Assisted Living Facilities Text Amendment](#) - A request by Salt Lake City's Mayor Ralph Becker to analyze the appropriateness of amending the Land Use Table to allow Assisted Living Facilities in more zoning districts and to change the definition of Assisted Living Facilities to better reflect the State's definition. The proposed changes may affect sections 21A.33 Land Use Tables and 21A.62 Definitions. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Katia Pace at (801) 535-6354 or katia.pace@slcgov.com). Case number PLNPCM2014-00388

Decision: A favorable recommendation was forwarded to the City Council

Dated at Salt Lake City, Utah this 12th day of November, 2014
Michelle Moeller, Senior Secretary