

Salt Lake City Planning Division
Record of Decision
Wednesday, January 8, 2014, 5:30 p.m.
City & County Building
451 South State Street, Room 326

1. [Taylor Unit Legalization Appeal for 158 South 1100 East](#)- Karyn Taylor is requesting that the Planning Commission overturn a decision made by the Zoning Administrator that a triplex could not be recognized at this address since the structure did not exist prior to April 12, 1995 as required by ordinance. The applicant is claiming that the cut-off date is arbitrary and should not be strictly enforced. The property is zoned R-2 (Single and Two-Family Residential) and within Council District 4 represented by Luke Garrott. (Staff contact: Thomas Irvin at (801) 535-7932 or thomas.irvin@slcgov.com). Case number PLNAPP2013-00907

Decision: Denied

2. [Liberty Park Place Mixed Use Condominiums at approximately 1321 South 500 East](#) - Michael Lobb (owner) requests approval from the City to develop a mixed use (live/work) project located at the above address. Currently the land is occupied by a vacant building. This type of project must be reviewed as a Planned Development and Preliminary Condominium Plat. The subject property is within Council District 5 represented by Erin Mendenhall. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com. Case numbers PLNSUB2013-00587 and -00589).
 - a. **Planned Development PLNSUB2013-00587** - a request to exceed building height limits and landscape buffer requirements of the Neighborhood Commercial (CN) zoning district.
 - b. **Preliminary Subdivision Plat PLNSUB2013-00589** - a request for preliminary approval of the related condominium plat for the six proposed condo units.

Decision: Approved

3. [Clift Infill Project](#) - A request by Dave Robinson and Gabe Epperson to amend the Northwest Community Master Plan Future Land Use Map and the Salt Lake City Zoning Map, for property located at approximately 552 North 1500 West. The purpose of the amendments is to allow the future development of the site with a higher density than is currently allowed. The subject properties are zoned R-1/7,000 (Single Family Residential District) and are located in City Council District 1 represented by James Rogers (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com.)
 - a. **PLNPCM2012-00697 Master Plan Amendment** - a request to amend the Northwest Community Future Land Use Map to change the designation from low density residential to medium density residential.
 - b. **PLNPCM2013-00057 Zoning Map Amendment** - a request to amend the Zoning Map from R-1/7,000 (Single Family Residential District) to SR-3 (Special Development Pattern Residential District).

Decision: A negative recommendation was forwarded to the City Council

4. [A-Frame Sign Regulation Clarifications](#) - The Salt Lake City Council is requesting the City change the zoning regulations to modify the size of allowed A-Frame signs to comply with typical manufacturing dimensions of these types of signs. The proposed regulation changes will affect Section 21A.46.055 – Temporary Portable Signs. Related provisions of Title 21A – Zoning may also be amended as part of this petition. The changes would affect certain zoning districts that allow for A-Frame signs. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com.)

Decision: A favorable recommendation was forwarded to the City Council

Dated at Salt Lake City, Utah this 9th day of January, 2014

Michelle Moeller, Senior Secretary