

**AMENDED Salt Lake City Planning Division  
Record of Decision  
Wednesday, February 26, 2014, 6:00 p.m.  
City & County Building  
451 South State Street, Room 326**

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1. **Century Link ground mounted utility box Conditional Use Request at approximately 503 E. First Avenue** - Ralph Vigil, representing CenturyLink, requested approval from the City for a ground mounted utility box in the public right-of-way at the above referenced address. On October 23, 2013 the Planning Commission denied the Conditional Use request. The applicant appealed that decision to the Appeals Hearing Officer. On January 13, 2014, the Appeals Hearing Officer's reversed the Planning Commission's decision and approved the conditional use. He also remanded this issue back to the Planning Commission to consider reasonable conditions that may be imposed on the use to mitigate reasonably anticipated detrimental effects as per the Salt Lake City Zoning Ordinance. The subject property is within the RMF-35 (Moderate Density Multi-Family Residential) zoning district. The site is located in Council District 3 represented by Stan Penfold. (Staff contact: Michaela Oktay at (801) 535-6003 or [michaela.oktay@slcgov.com](mailto:michaela.oktay@slcgov.com)). Case number PLNPCM2013-00319

**Decision: Approved with Conditions**

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2. **Broadway Park Lofts Conditional Building and Site Design Review for Additional Height at approximately 360 West 300 South** - Warren Lloyd, representing Clearwater Homes and a potential purchaser, is requesting conditional building and site design approval from the City for additional height on the existing structure located at 360 West 300 South. The proposal is to alter the function of the stairway exit to provide an expanded roofline to provide more shading and a rooftop porch. The building is already constructed with stair exits onto the roof/patio. Elevator bulkheads, stair exits and flagpoles, etc. are exempt from the height restrictions. The height is not actually increasing beyond the height of the stairway exit, however since the exit is being used for purposes beyond the scope of the height exception, it is being routed through the building and site design review process. The building is located in the D-3 (Downtown Warehouse/Residential) District. Buildings are allowed to be seventy five feet (75') tall. Buildings taller than seventy five feet (75') but less than ninety feet (90') may be authorized through the conditional building and site design review process, provided the additional height is supported by the applicable master plan, the overall square footage of the buildings is greater than fifty percent (50%) residential use. Currently the land is being developed as a residential mixed-use property including live/work spaces with retail business on the ground level. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Doug Dansie at (801) 535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com).) Case number PLNPCM2014-00006

**Decision: Approved**

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3. **McClelland Court Planned Development and Preliminary Subdivision at approximately 1019 East 2700 South** - Ivory Development, LLC. is requesting approval from the City to develop a three lot planned development subdivision at the above listed address. Currently the land is used for a single-family residence and the property is zoned R-1/7000 (Single Family Residential District). This type of project must be reviewed as a planned development and minor subdivision. The subject property is within Council District 7, represented by Lisa Adams. (Staff contact: Everett Joyce at (801) 535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com).)
  - a. **Planned Development** - A request for a three lot development with lots that do not front a public street that are accessed through a shared driveway. The request is also for a modification to the zoning standards required for the front yard setback for Lot 1 fronting on 2700 South Street and for the rear yard setback and tandem parking for Lot 2 which is retaining an existing single family residence. Case number PLNSUB2013-00407.
  - b. **Minor Subdivision** - A request to subdivide a 0.52 acre lot into three single family lots. Case number PLNSUB2013-00752.

**Decision: Approved**

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4. **Butcher Conditional Use at approximately 920 S Gale St** - Lisa Butcher is requesting approval from the City to develop an impound lot at the above listed address. Currently the land use is a vacant residential structure and the property is zoned CG (General Commercial). This type of project must be reviewed as a conditional use. The subject property is within Council District 5, represented by Erin Mendenhall. (Staff contact: Everett Joyce at (801) 535-7930 or [everett.joyce@slcgov.com](mailto:everett.joyce@slcgov.com).) Case number PLNPCM2013-00992.

**Decision: Approved**

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5. **Surplus Property Declaration at approximately 1226 S 1100 East** – Ryan McFarland, Salt Lake City Real Property Manager is requesting approval from the City to declare approximately 896 square feet of Public Utilities Department-owned property as surplus to allow the property to be conveyed to the abutting property owner at 1234 S 1100 East. The lot owned by the Public Utilities Department is vacant and is traversed by the Jordan and Salt Lake Canal. The declaration of surplus property is for the southern portion of the lot and will not impact the use or maintenance of canal. The property is zoned as R-1/5,000 (Single Family Residential). This type of project must be reviewed as a Surplus Property petition. The subject property is located in Council District #5, represented by Erin Mendenhall. (Staff contact: Joel Paterson at (801) 535-6141 or [joel.paterson@slcgov.com](mailto:joel.paterson@slcgov.com).) Case number PLNPCM2014-00008.

**Decision: A favorable recommendation was forwarded to the City Council-Administration**

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6. **Sugar House Streetcar Surplus Property at approximately 968 East Sugarmont Drive** - Mayor Ralph Becker is requesting approval from the City to declare city-owned property as surplus and remove the property from the Open Space Lands Program. The land is commonly known as the Fairmont Park Tennis Courts and is currently used as a community garden and community center and the property is zoned as OS (Open Space). This type of project must be reviewed as a Surplus Property petition. The subject property is located in Council District #7, represented by Lisa Ramsey Adams. (Staff contact: Maryann Pickering at (801) 535-7660 or [maryannpickering@slcgov.com](mailto:maryannpickering@slcgov.com).) Case number PLNPCM2014-00003.

**Decision: A negative recommendation was forwarded to the City Administration**

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7. **Zoning Ordinance Fine Tuning for Fences, Park Strips, TSA and R-MU Setbacks** - A request by Mayor Ralph Becker to make minor clarifying amendments to four items in the City's zoning ordinance: namely front yard fence height in non-residential districts, rear yard building setbacks in the TSA and R-MU districts and concrete pads in park strips for bus stop shelters and bike share stations. The proposed amendments will generally affect sections 21A.40.120 Regulations of Fences, Walls and Hedges; 21A.24.170 R-MU Residential/Mixed Use district; 21A.26.078.G TSA Transit Station Area district development standards. Related provisions of Title 21A Zoning may also be amended as part of this petition. The area affected by these changes is city-wide. (Staff contact: Casey Stewart at (801) 535.6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com).) Case number PLNPCM2013-00291.

**Decision: A favorable recommendation was forwarded to the City Council**

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Dated at Salt Lake City, Utah this 27th day of February, 2014

Michelle Moeller, Senior Secretary