

Salt Lake City Planning Division
Record of Decision
Wednesday, May 28, 2014, 5:30 p.m.
City & County Building
451 South State Street, Room 326

1. **Morton In-line Addition at approximately 2568 S Filmore** - Dave Webster, representing the property owner, Chad Morton, is requesting an in-line addition to an existing residential building which does not currently comply with the required front yard setback. The applicant is specifically requesting an addition to the north side of the building which would contain a two car garage on the lower level with additional living space above. The property is in the R-1/7000 zoning district. This type of project must be reviewed as a special exception. The subject property is within Council District 7, represented by Lisa Ramsey Adams. (Staff contact: Chris Lee at (801) 535-7706 or christopher.lee@slcgov.com.) Case number: PLNPCM2014-00195

Decision: Approved

2. **Wilmington Mixed Use Development at approximately 1202 E. Wilmington Avenue** - Lynn Woodbury of Woodbury Corporation, is requesting Conditional Building & Site Design Review to construct a mixed-use development consisting of street level retail, senior housing, and associated parking. Mr. Woodbury is also requesting Planned Development approval for the relaxation of certain required zoning standards related to increased building setback height, and a partial elimination of "active" uses at the street level. Finally, Mr. Woodbury is requesting Special Exception approval for increased building height. The subject property is zoned CSHBD-1 (Sugar House Business District) and is located in Council District 7 represented by Lisa Ramsey Adams. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com.) Case numbers PLNPCM2014-00137, PLNPCM2014-00287 & PLNSUB2014-00138
 - a. **Conditional Building & Site Design Review** - In order to build the above referenced project, Conditional Building & Site Design Review is required per Zoning Ordinance Section 21A.26.060(D) - Sugar House Business District Zone. The project exceeds fifty feet in building height and exceeds 20,000 square feet in floor area. Case number PLNPCM2014-00137
 - b. **Planned Development** - In order to build the above referenced project, the applicant is also requesting Planned Development approval for the relaxation of required zoning standards related to increased building setback height (from 30' to 40') and a partial elimination of "active" uses at the street level. Case number PLNSUB2014-00138
 - c. **Special Exception** - In order to build the above referenced project, the applicant is also requesting Special Exception approval for increased building height. The maximum building height allowed by Zone is 105'. The applicant is requesting a building height of 115'. Case number PLNPCM2014-00287

Decision: Special Exception- Approved, Planned Development-Approved, Building Setback- Denied, Conditional Building & Site Design Review - Approved

3. **Design Guidelines for Historic Apartments and Multi-Family Buildings**- Mayor Ralph Becker initiated a petition to create Design Guidelines for Historic Apartments and Multifamily Buildings in Salt Lake City regulated by the H Historic Preservation Overlay Zoning District. The design guidelines will provide design advice to owners and applicants, and serve to guide the review and decisions of the Historic Landmark Commission and Staff. The design guidelines are new and will supplement the current design guidelines for Residential and Commercial historic buildings and signs. They reflect best practices in information, guidance, organization and clarity. No sections of the Zoning Ordinance will be modified or affected by this petition. On April 3, 2014, the Historic Landmark Commission forwarded a positive recommendation to City Council to adopt the guidelines. The Planning Commission is required to review the Design Guidelines because it is a land use document, and to forward a recommendation to City Council concerning its adoption. (Staff contact: Carl Leith at (801) 535-7758, or carl.leith@slcgov.com.) Case number PLNPCM2012-00870

Decision: Tabled to the June 11, 2014, Planning Commission meeting

4. **Outdoor dining with a Nonconforming Restaurant Use Text Amendment** - Jude Rubadue is requesting that the City amend the zoning regulations in order to allow outdoor dining in conjunction with a legal nonconforming restaurant at approximately 654 East 3rd Avenue. The subject property is located in an SR1-A (Special Development Pattern Residential zoning district.) The text amendment could affect all nonconforming restaurants citywide. The proposed regulation changes will affect chapter 21A.38 Nonconforming Uses and Noncomplying Structures of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com.) Case number PLNPCM2014-00106

Decision: A favorable recommendation was forwarded to the City Council

5. **Form Based Urban Neighborhood Text Amendment** - Michael Allred is requesting that the City amend the Form Based Urban Neighborhood District ordinance to increase building height on the corner of 200 West and Fayette Avenue. The proposed regulation changes will affect Table 21A.27.050.E of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy at (801) 535-7118 or michael.maloy@slcgov.com.) Case number PLNPCM2014-00085

Decision: A favorable recommendation was forwarded to the City Council

Dated at Salt Lake City, Utah this 29th day of May, 2014

Michelle Moeller, Senior Secretary