

Salt Lake City Planning Division
Record of Decision
Wednesday, June 25, 2014, 5:30 p.m.
City & County Building
451 South State Street, Room 326

1. **Post Street Alley Vacation at approximately 762 South Post Street** - Ryan McFarland, representing Salt Lake City Corporation, is requesting that the City vacate an alley located south of the parcel at approximately 762 South Post Street. The purpose of the vacation is meant to provide better access to the rear of fire station #6 which sits on the two parcels to the south of the alley. The Planning Commission is required to transmit a recommendation to the City Council for alley closure requests. The subject property is located within Council District #2, represented by Kyle LaMalfa. (Staff contact: Chris Lee at (801)535-7706 or chris.lee@slcgov.com) Case number PLNPCM2014-00141

Decision: A Favorable recommendation was forwarded to the City Council

2. **Bishop Place Preliminary Subdivision, Planned Development, and Zoning Map Amendment at approximately 432 N 300 West** - John Maxim, representing International Real Estate Solutions, is requesting approval from the City to develop a thirteen (13) lot subdivision at the above listed address, including all properties that abut the street Bishop Place to the east of the address. Currently the land is occupied by nine (9) vacant single family homes, one (1) occupied single-family home, and two (2) vacant parcels. This type of project requires Planned Development, Preliminary Subdivision, and Zoning Amendment review. The subject properties are zoned RMF-35 (Multifamily Residential) and SR-3 (Special Development Pattern Residential) and are located within Council District 3 represented by Stan Penfold. (Staff contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com.) Case numbers PLNSUB2014-00019, PLNSUB2014-00020, & PLNPCM2014-00021.
 - a. **Preliminary Subdivision-** In order to build the project noted above, a preliminary subdivision is required to dedicate Bishop Place as a public right-of-way and divide existing properties. Bishop Place currently exists as a private right-of-way and is not maintained by the City. This request will require that the street and associated public utilities be brought up to current City standards. Certain aspects of the proposed subdivision are being modified by the associated Planned Development review. Case number PLNSUB2014-00019
 - b. **Planned Development-** In order to build the project noted above, a Planned Development is required to modify certain standards of the zoning ordinance, including setbacks, lot coverage, and lot size, as well as certain subdivision standards. The purpose of the zoning modifications is to allow for expansions to revitalize the existing vacant homes and better accommodate potential residents, while preserving the historic features of the homes. The proposed subdivision standard modifications are related to street design and are due to the limited street width available between the existing historic homes. Case number PLNSUB2014-00020
 - c. **Zoning Map Amendment-** In order to build the project noted above, the applicant is requesting to rezone 432 North 300 West from RMF-35 (Multifamily Residential) to SR-3 (Special Development Pattern Residential.) The applicant is proposing to convert the existing structure into a twin home. This would exceed the density limitation for the current RMF-35 zone. A zoning map amendment to SR-3 would allow for the proposed density. Although the applicant has requested that the property be rezoned to the SR-3 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. The proposed regulations can be found at <http://www.slcgov.com/node/1081>. Case number PLNPCM2014-00021

Decision: a- A Favorable recommendation was forwarded to the City Council. b & c approved.

3. **Harvard Park Local Historic District Designation** – Kelly Marinan is requesting that the City designate a new local historic district for the Harvard Park Subdivision which includes all of the properties located on Harvard Avenue between 1700 East and 1800 East. If the proposed local historic district is approved, the Salt Lake City Zoning Map will be amended to include the Historic Preservation Overlay Zoning District for the properties located in the Harvard Park Subdivision. The proposed local historic district regulations can be found in section 21A.34.020. of the Zoning Ordinance (http://www.sterlingcodifiers.com/codebook/index.php?book_id=672%20). The proposed local historic district is located in City Council District 6, represented by Charlie Luke. (Staff contact: Joel Paterson at (801) 535-6141 or joel.paterson@slcgov.com. Case number PLNHLC2013-00816)

Decision: A Favorable recommendation was forwarded to the City Council

Dated at Salt Lake City, Utah this 26th day of June, 2014
Michelle Moeller, Senior Secretary