

Salt Lake City Planning Division
Record of Decision
Wednesday, January 28, 2015, 5:30 p.m.
City & County Building
451 South State Street, Room 326

1. [Verizon Wireless Rooftop Antennas at approximately 1430 W Andrew Avenue](#) – A request by Verizon Wireless for a Conditional Use for new unmanned wireless antennas located on the rooftop of Glendale Middle School and electrical equipment related to the roof mounted antennas that exceed the measurements to be considered a permitted use at the property located at the address listed above. The subject property is located in the PL (Public Lands) zoning district and is located in Council District #2, represented by Kyle LaMalfa. (Staff contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com). Case number PLNPCM2014-00643

Decision: Approved

2. [Electrical Equipment Associated with Wall Mounted Antennas at approximately 560 E South Temple](#) - A request by Verizon Wireless for a Conditional Use regarding electrical equipment associated with wall mounted antennas that exceed the permitted size in a residential zoning district at the property located at the above listed address. The subject property is located in the RO (Residential Office) zoning district and is located in Council District #4, represented by Luke Garrott. (Staff contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com). Case number PLNPCM2014-00826

Decision: Approved

3. [Adaptive Reuse of an Historic Landmark Building Conditional Use at approximately 1135 E South Temple](#) – A request by Ronald McDonald House Charities, represented by Carrie Romano, for a Conditional Use for the adaptive reuse of an historic landmark building to operate as an inn/bed & breakfast or office located at the above listed address. The subject property is in a RMF-35(Moderate Density Multi-family Residential) Zone and SR-1A Zone (Special Development Pattern Residential District). The adaptive reuse of an historic landmark building is a Conditional Use in both of these Zones. The subject property is located within Council District 3 represented by Stan Penfold. (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com) Case number PLNPCM2014-00838

Decision: Approved

4. [Rezone and Master Plan Amendment at approximately 2855 S Highland Drive](#) - A request by Wayne Reaves, representing the property owner DTRL & Associates, for the City to amend the zoning map and associated future land use map designation for a portion of property located the above listed address. The property is currently "split-zoned" with the majority of the property (1.06 acres) zoned CB, Community Business, and the remainder (0.35 acres) zoned R-1/7,000, Single Family Residential. The applicant is requesting that the City rezone the R-1/7,000 portion of the property to CB. The property is currently occupied by a vacant commercial building and parking lot. This type of project requires a Zoning Map and Master Plan Amendment. 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 PLNPCM2014-00769 & PLNPCM2014-00770)
 - a. **Zoning Map Amendment-** The petitioner is requesting to amend the zoning map designation of the R-1/7,000 portion of the property to CB. The intent of the proposed rezone is to more fully utilize the entire property for future development. Although the applicant has requested that the property be rezoned to the CB zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. (Case number PLNPCM2014-00769.)
 - b. **Master Plan Amendment-** The associated future land use map in the Sugar House Master Plan currently designates the majority of the property for "Low Intensity/Mixed Use;" however, the area proposed for rezone to CB is designated as "Parks & Open Space." The petitioner is requesting to amend the future land use map so that the entirety of the property is designated as "Low Intensity/Mixed Use." Case number PLNPCM2014-00770.

Decision: A favorable recommendation was forwarded to the City Council

5. [R-MU-35 and R-MU-45 Zoning District Changes](#) - A request by the City Council for modifications to the R-MU-35 and R-MU-45 Residential/Mixed Use zoning districts. The amendment will affect section 21A.24 of the Salt Lake City Zoning Ordinance. Other related sections of Title 21A may also be amended as part of this proposal. The proposal will add additional design standards, modify density requirements, height requirements and other changes. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com). Case number PLNPCM2014-00127

Decision: A favorable recommendation was forwarded to the City Council

6. [Transportation Master Plan Update at approximately 5700 West between California Avenue and the 2100 South frontage road \(north of SR201\)](#) - A request by Salt Lake City Mayor Ralph Becker for an amendment to the Major Street Plan Map at the above listed location. Currently the Major Street Plan Map proposes a collector street. This requested would is remove the proposed 5700 West Collector Street due to UDOT's determination of the alignment of the Mountain View Corridor. This type of project requires a master plan amendment. The subject property is located within Council District 2, represented by Kyle LaMalfa. (Staff contact: Everett Joyce at (801)535-7930 or everett.joyce@slcgov.com.)Case number PLNPCM2014-00586

Decision: A favorable recommendation was forwarded to the City Council

7. [Pedestrian and Bicycle Master Plan](#) - Mayor Ralph Becker is proposing a major update to the City's existing Pedestrian and Bicycle Master Plan. The Pedestrian and Bicycle Master Plan is a citywide master plan that will guide the development and implementation of the City's pedestrian and bicycle infrastructure and programs. (Staff contact: Becka Roofl at (801) 535-6630 or becka.roofl@slcgov.com.)

Decision: Continued

Dated at Salt Lake City, Utah this 29th day of January, 2015
Michelle Moeller, Administrative Secretary