

**Salt Lake City Planning Division**  
**Record of Decision**  
**Wednesday, December 9, 2015, 5:30 p.m.**  
**City & County Building**  
**451 South State Street, Room 326**

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1. **Victory Road Twin Homes at approximately 690 N. West Capitol Street** - Bruce Baird, representing the owner, is requesting approval from the City to: 1) close a portion of West Capitol Street and 2) develop a 14 unit twin home subdivision that will be accessed by a new public street at the above listed address. Currently the land is vacant and is zoned SR-1A (Special Development Pattern Residential District). This type of project requires street closure and preliminary subdivision review. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801)535-7660 or [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com).)
  - a. **Street Closure.** In order to build the project noted above, a street closure application is required to close a portion of West Capitol Street. The existing street has an existing right-of-way that is approximately 49 ½ feet along this portion of West Capitol Street. The applicant is requesting to close approximately 11 ½ feet of right-Of-way, resulting in a street right-of-way of approximately 38 feet wide. Case Number PLNPCM2015-00438.
  - b. **Preliminary Subdivision.** In order to build the project noted above, a preliminary subdivision is required for a subdivision with a total of 14 lots and a new public street to access the lots. Case Number PLNSUB2015-00473.

**Decision: Road Closure-A favorable recommendation was forwarded to the City Council. Subdivision-Approved**

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2. **Amending the Boundaries of a Landmark Site at approximately 381 E. 11th** - A request by Larry Perkins to alter the boundaries of a Landmark Site. The applicant proposes to subdivide part of the property in order to create a new buildable lot in the north-east portion of the current property. An amendment to the zoning map is required to remove this portion of the site from the H-Historic Preservation Overlay District and the City Council is the final decision making body. On, July 16, 2015 the Historic Landmark Commission denied a Certificate of Appropriateness to subdivide the lot and forwarded a negative recommendation to the Planning Commission and the City Council regarding amending the boundaries. The Planning Commission is being asked to make a recommendation to the City Council about the proposed change. Currently, the site contains a single family building, the Malcolm and Elizabeth Keyser House and its associated grounds. The existing parcel is 33,977 square feet and would be subdivided into one lot that is approximately 7,200 square feet and one lot that is 26,777 square feet. The existing property is zoned SR-1A (Special Development Pattern Residential District). The entire property is a City Landmark site. The subject property is located within Council District 3, represented by Stan Penfold. (Staff contact: David J. Gellner at (801)535-6107 or [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com).) Case Number PLNHLC2015-00403

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

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3. **Majestic Meat Rezone at approximately 115 West 1700 South and 1710 South West Temple** - A request by Majestic Meat represented by Raymond Zaelit, to rezone the above listed property from CB Community Business to RMU-45 zoning. The petitioner intends to relocate the existing nonconforming business to another site where they can expand and redevelop this parcel as a mixed use project with a housing emphasis. Although the applicant is requesting to change the zoning to RMU-45, the Planning Commission may consider another zoning district that has similar characteristics. The project is located in Council District 5 represented by Erin Mendenhall (Staff contact: Doug Dansie at (801)535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com).) Case number PLNPCM2015-00809

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

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4. **Height Amendments to the D-4 Zoning District** - A request by Mayor Ralph Becker to amend city code to increase the building height in the D-4 zoning district in anticipation of a future convention center hotel. The D-4 zoning district has a permitted height of 75 feet and conditional height of up to 120 feet. The proposal is being made to accommodate a future convention center hotel to be located in the D-4 zoning district and will increase the conditional height limit of 120 feet. The amendment will affect section 21A.30.045: D-4 Downtown Secondary Central Business District. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Molly Robinson at (801)535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com).) Case Number PLNPCM2015-00676

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

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5. **Amendments to the CB Zoning Regulations** - A request by the Salt Lake City Council to review the CB (Community Business) zoning regulations related to building square feet. The focus of this project is limited to determining the size of buildings, based on square feet, that would require design review through the Conditional Building and Site Design review process. The amendments will affect Section 21A.26 of the Zoning Ordinance and would apply to all properties that are zoned CB. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: David Gellner at (801)535-6107 or [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)) Case Number PLNPCM2015-00636

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

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Dated at Salt Lake City, Utah this 10th day of December, 2015.

Michelle Moeller, Administrative Secretary