

**Salt Lake City Planning Division**  
**Record of Decision**  
**Wednesday, February 11, 2015, 5:30 p.m.**  
**City & County Building**  
**451 South State Street, Room 326**

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1. [Rezone and Master Plan Amendment at approximately 563 & 567 East 600 South](#) - Kristen Clifford, representing the property owner Ernesto Gutierrez, is requesting that the City amend the zoning map for the two subject properties and associated future land use map designation for the 563 E 600 S property. The 563 E 600 S property (.16 acres) is currently zoned RMF-35 (Moderate Density Multi-Family Residential) and the 567 E 600 S property (0.06 acres) is zoned CN (Neighborhood Commercial). The applicant is requesting that the City rezone the 563 E 600 S property from RMF-35 to MU (Mixed Use) and amend the associated future land use map from "Medium Density Residential" to "Medium Density Residential Mixed Use." The applicant is also requesting that the City rezone the 567 E 600 S property from CN to MU, Mixed Use. Both properties are located in the Central City Local Historic District and subject to the H Historic Preservation Overlay. The 563 E 600 S property is currently occupied by a historically contributing duplex and a parking lot. The 567 E 600 S property is currently occupied by a noncontributing commercial retail building. This type of project requires a Zoning Map and Master Plan Amendments. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Tracy Tran at (801)535-7645 or [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com).) Case Numbers PLNPCM2014-00832 & PLNPCM2014-00833
  - a. **Zoning Map Amendment**- The petitioner is requesting to amend the zoning map designation of the 563 E 600 S property from RMF-35 to MU and the 567 E 600 S property from CN to MU. The intent of the proposed rezone is to more fully utilize the entire properties for future development. Although the applicant has requested that the property be rezoned to the MU zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. (Case number PLNPCM2014-00832)
  - b. **Master Plan Amendment** - The associated future land use map in the Central Community Master Plan currently designates the 563 E 600 S property for "Medium Density Residential;" The 567 E 600 S property is currently designated for "Medium Density Residential Mixed Use." The petitioner is requesting to amend the future land use map so that the 563 E 600 S property is designated as "Medium Density Residential Mixed Use." (Case number PLNPCM2014-00833)

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

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2. [Forest Dale Golf Course Rezone and Master Plan Amendment at approximately 2425 South 900 East](#) - James Rich, representing Salt Lake City Corporation, is requesting that the City amend the zoning map and associated future land use map for a portion of the Forest Dale Golf Course property located at 2425 South 900 East. The property parcel (61.1 acres) is currently zoned OS (Open Space). The applicant is requesting that a 0.86 acre portion be rezoned to PL-2 (Public Lands) in order to allow a new Sugar House Fire Station to be built on the property. The property is currently being used for salt storage by the City. 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: David J. Gellner at (801)535-6107 or [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com).) Case Numbers PLNPCM2014-00881 & PLNPCM2014-00882
  - a. **Zoning Map Amendment** - The petitioner is requesting to amend the zoning map designation of the subject property from OS to PL-2. The intent of the proposed rezone is to allow a new Sugar House Fire Station to be built. A separate Conditional Use permit approval would be required at a later time to allow for a fire station. That application is pending and will be heard separately at a future meeting of the Planning Commission. (Case number PLNPCM2014-00881)
  - b. **Master Plan Amendment** - The associated future land use map in the Sugar House Master Plan currently designates the property as "Parks & Open Space." The petitioner is requesting to amend the future land use map so that the subject property is designated as "Institutional and Public Lands" (Case number PLNPCM2014-00882)

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

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3. [Downtown & Gateway Master Plan Update](#) - Planning Staff is recommending changes to the Draft Downtown Community Plan that the Planning Commission recommended for adoption on August 27, 2014. Mayor Ralph Becker is proposing an extensive update to the Downtown Master Plan for property located within or near the boundaries of North Temple, 200 East, 1000 South, and Interstate 15. The proposed Downtown Master Plan will replace the existing Downtown Master Plan, Gateway District land Use and Development Master Plan and the Gateway Specific Master Plan. The Planning Commission is required to make a recommendation to the City Council. The City Council will make a decision to adopt, adopt with changes or not adopt the proposed master plan. A copy of the proposed Downtown Master Plan can be found on the project website project website. A printed copy can be provided by contacting the staff indicated below. The subject property is within Council Districts 3, 4, and 5, represented by Stan Penfold, Luke Garrott, and Erin Mendenhall. (Staff contact: Molly Robinson at (801)535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com).) Case number PLNPCM2013-00768

**Decision: Tabled to a future meeting.**

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4. [Park Strip Landscaping](#) - The Salt Lake City Council is requesting the City amend the waterwise/park strip landscaping related ordinances in Title 21A-the Salt Lake City Zoning Ordinance. The proposal specifically lists review of the allowable limit to plant height, assurance that water is being adequately provided to street trees in the park strip and to consider possible educational outreach. The proposed changes would apply city wide. (Staff contact: Doug Dansie at (801)535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com).) Case number PLNPCM2014-00194.

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

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Dated at Salt Lake City, Utah this 25th day of February, 2015.  
Michelle Moeller, Administrative Secretary