

**Salt Lake City Planning Division**  
**Record of Decision**  
**Wednesday, September 23, 2015, 5:30 p.m.**  
**City & County Building**  
**451 South State Street, Room 326**

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1. **Conditional Use Flag Lot and Lot Split at approximately 3101 South 900 East** - A request by Adam Nash, authorized agent, for Conditional Use and Preliminary Subdivision approval to subdivide and create a flag lot at the above listed address. The subject property is located in the R-1/7,000 (Single Family Residential District) zoning district and is located in City Council District 7, represented by Lisa Ramsey Adams. (Staff contact: Katia Pace, (801)535-6354, or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com))
  - a. **Conditional Use**–Request to allow the creation of a flag lot. Case number PLNPCM2015-00580
  - b. **Preliminary Subdivision** - Request to create two (2) lots from one existing parcel. Case number PLNSUB2015-00646

**Decision: Approved**

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2. **600 South Apartments Planned Development and Conditional Building & Site Design Review at approximately 616 S State Street** - Adam Lankford, representing the developer The Wasatch Group, is requesting approval from the City to develop a proposed 270-unit apartment building at the above listed address. The applicant is requesting Planned Development approval for relaxation of certain required zoning standards related to ground floor commercial uses and building length. The development also requires Conditional Building and Site Design Review as the proposal exceeds certain height and setback limitations. Currently the land is vacant and the property is zoned D-1, Central Business District, and D-2, Downtown Support District. The subject property is within Council District 4, represented by Luke Garrott. (Staff contact: Daniel Echeverria at (801)535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com).)
  - a. Planned Development – In order to build the above referenced project, the applicant is requesting Planned Development approval for relaxation of the requirement for ground floor commercial uses next to parking structures. The applicant is also requesting approval for relaxation of the 300' limit to building length. Case PLNSUB2015-00624.
  - b. Conditional Building & Site Design (CBSD) Review – In order to build the above referenced project, the applicant is requesting approval of building height lower than the 100' minimum on corner D-1 properties. The applicant is also requesting additional building height in the D-2 zoned area of the site, which has a maximum height of 65 feet. The proposed building is approximately 74' in height. The applicant is also requesting modification of the maximum 5' front yard setback standard in order to incorporate small entry courtyards. These standards are allowed to be modified through the CBSD process. Case number PLNPCM2015-00625.

**Decision: Approved**

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3. **M-1 Light Manufacturing Zoning District to Allow Bus Line Yard and Repair** - A request by Dennis Copyak, representing Le Bus, to amend section 21A.33.040 Table of Permitted Uses for Manufacturing Districts to allow Bus Line Yard and Repair Facility as a permitted use in the M-1 (Light Manufacturing District). Related provisions of Title 21A "Zoning" may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Amy Thompson at (801) 535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com).) Case number PLNPCM2015-00578

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

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4. **SNB Zone to Allow Single-Practitioner Medical and Dental Offices** - A request by City Council, to amend section 21A.33.030 Table of Permitted Uses for Commercial Districts to allow Single-Practitioner Medical and Dental Offices as a permitted use in the SNB (Small Neighborhood Business District). Related provisions of Title 21A "Zoning" may also be amended as part of this petition. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or [anthony.riederer@slcgov.com](mailto:anthony.riederer@slcgov.com).) Case number PLNPCM2015-00644

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

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5. **Accessory Dwelling Units Amendment** - A request by Mayor Ralph Becker to amend city code to clarify and broaden accessory or detached dwelling unit regulations within the following districts where single-family dwellings are permitted: FR-1/43,560, FR-2/21,780, FR-3/12,000, R-1/12,000, R-1/7,000, R-1/5,000, SR-1, SR-3, R-2, RMF-30, RMF-35, RMF-45, RMF-75, RB, R-MU-35, R-MU-45, R-MU, RO, FP, AG, AG-2, AG-5, AG-20 MU, FB-UN1, and FB-UN2. 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](mailto:michael.maloy@slcgov.com).) Case number PLNPCM2014-00447

**Decision: Continued to a future meeting. The Public Hearing was left open.**

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6. **Electric Vehicle Charging Station Amendment** - A request by Mayor Ralph Becker to modify the electric vehicle parking ordinance, which requires parking for electric vehicles for some types of development throughout the City. The amendment will affect section 21A.44.050 of the zoning ordinance. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Tracy Tran at (801)535-7645 or [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com)). Case number PLNPCM2015-00148.

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

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Dated at Salt Lake City, Utah this 23rd day of September, 2015.

Michelle Moeller, Administrative Secretary