

Salt Lake City Planning Division Record of Decision
Wednesday, December 14, 2016, 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **Dixon Medical Building Conditional Building and Site Design at approximately 2188 S. Highland Drive** - A request by Mr. Eric Thompson from FFKR Architects representing the property owner for approval of the design on the lower two levels of a new office building located at the above listed address. The proposed structure was approved by the Planning Commission on October 12, 2016 but the commission requested that the applicant return with more detailed plans for the lower two levels for final approval. The property is located in the CSHBD1 - Sugar House Business District and is located within Council District 7, represented by Lisa Adams. (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com) Case number: **PLNPCM2016-00585**

Decision: Approved

2. **Hamilton Subdivision Planned Development at approximately 1611 S. 1600 E.** – A request by Tamara Hamilton, the property owner, for a Planned Development approval from the City to accommodate the subdivision of a single lot into two new lots that would be less than the 50 foot minimum required per lot in the R-1-5,000 Single-Family Residential zoning district. The proposed lots would be similar in width to the other lots on the block face. New construction is not being considered as a part of this request. The subject property is located within Council District 6, represented by Councilman Charlie Luke. (Staff Contact: Lauren Parisi at (801)535-7932 or lauren.parsi@slcgov.com). Case number: **PLNSUB2016-00772**

Decision: Approved

3. **FB-UN2 Text Amendment** - A request by the Salt Lake City Council to add side and rear yard setbacks and building step backs to FB-UN2 zoned properties when adjacent to properties within a residential zoning district with a maximum building height of 35 feet or less. The FB-UN2 zoning district is currently located in the Central Ninth Neighborhood. These changes would not impact any of those properties because none are currently adjacent to residential zoning districts. However, if the FB-UN2 zoning district were adopted in other areas of the city, it may be adjacent to residential districts and the City Council wants to mitigate potential impacts. Additionally as part of this text amendment, there is a proposal to add additional design standards to the form based section of the Salt Lake City Municipal Code. The proposed standards currently apply to the FB-SC (Special Purpose Corridor Core Sub district) and FB-SE (Special Purpose Corridor Edge Sub-district). They clarify how the ground floors of buildings can be designed and used and address issues that have arisen regarding overall building scale and parking garages. These standards were developed to address issues with certain new developments that are not implementing citywide goals in terms of pedestrian orientation and impacts to less intense zoning districts. If adopted, the standards would apply to the FB-UN1 and FB-UN2 zoning districts. Other related sections of Title 21A may also be modified as part of this proposal. (Staff Contact: Chris Lee at (801)535-7706 or chris.lee@slcgov.com). Case number: **PLNPCM2016-00463**

Decision: Approved and A favorable recommendation was forwarded to the City Council

Dated at Salt Lake City, Utah this 15th day of December, 2016

Michelle Poland, Administrative Secretary