

**Salt Lake City Planning Division  
Record of Decision  
Wednesday, April 27, 2016, 5:30 p.m.  
City & County Building  
451 South State Street, Room 326**

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1. **AC Hotel and PEG Apartment Conditional Building and Site Design Review at approximately 219 and 243 West 200 South** – Kevin Perry, representing AC Marriot Hotels and PEG Development, is requesting approval from the City for additional height (109 feet for the hotel and 85 feet for the apartment building, rather than the typical limit of 75 feet) on two separate buildings at the above listed properties. Currently the land is occupied by storage and small business buildings, and the property is zoned D-4 (Secondary Central Business District). This type of project must be reviewed as a Conditional Building and Site Design Review. The subject property is within Council District 4, represented by Derek Kitchen. (Staff contact: Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)) **Case number PLNPCM2016-00118**

**Decision: Approved**

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2. **Bangerter Crossing Lot 17 Industrial Park Planned Development at approximately 3955 W Ninigret Drive** – A request by Shawn Eaton of Aeurbia Architects, representing the property owner Clarius Partners, for a Planned Development on the parcel listed above to construct an industrial park consisting of four principal buildings that will house warehouse and office uses. The applicant requests to modify zoning regulations that prohibit more than one primary structure per lot. The project is being reviewed as a Planned Development. The property is located in the M-1 (Light Manufacturing) zoning district in Council District 2, represented by Andrew Johnston. (Staff contact: Chris Lee at 801-535-7706 or [chris.lee@slcgov.com](mailto:chris.lee@slcgov.com)) **Case Number PLNSUB2016-00109**

**Decision: Approved**

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3. **Master Plan Amendment and Zoning Amendment at approximately 3120 S Richmond Street** - A request by Robert Wilde, representing the property owner Allen Pour Sohrab Family Trust, to amend the zoning map and Sugar House Master Plan for the property listed above. The purpose of the amendments is to facilitate construction of a strip mall on the property. The property is currently zoned RO (Residential/Office) and is located within Council District 7, represented by Lisa Adams. (Staff contact: Daniel Echeverria at 801-535-7165 or [danielecheverria@slcgov.com](mailto:danielecheverria@slcgov.com)) **Case Numbers PLNPCM2016-00073 & 00074**
  - a. **PLNPCM2016-00074 Master Plan Amendment** – A request to amend the Future Land Use Map of the Sugar House Master Plan from “High Intensity Mixed-Use” to “Low Intensity Mixed-Use” for the property at 3120 S Richmond Street.
  - b. **PLNPCM2016-00073 Zoning Map Amendment** – A request to amend the Salt Lake City Zoning Map from RO (Residential Office) to CB (Community Business) for the property at 3120 S Richmond Street. The property owner intends to develop a strip mall which could include retail uses. Retail sales or service uses are not allowed on the property under the current zoning of RO. Such uses are allowed in the proposed CB zone. Although the applicant has requested that the properties be rezoned from RO to CB, consideration may be given to rezoning the property to another zoning district with similar characteristics.

**Decision: Forward a Negative Recommendation to the City Council**

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4. **Lincoln Elementary Expansion Master Plan Amendment, Zoning Map Amendment, Alley Vacation and Lot Consolidation** - Requests by the Salt Lake City School District to amend the Central Community Master Plan and Salt Lake City Zoning Map to vacate a portion of an alley and consolidate adjacent properties already owned by the school district near Lincoln Elementary which is located at 1085 S Roberta Street. The purpose of the requests is to facilitate the replacement of the existing Lincoln Elementary School. The properties affected are 1069 S 200 East, 1110 S 300 East, and 1064, 1070, 1063 and 1071 S Roberta Street. The properties are located within Council District 5, represented by Erin Mendenhall. (Staff contact: John Anderson at 801-535-7214 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)) **Case Numbers PLNPCM2016-00095, 00094, 00096, and PLNSUB2016-00114**
- a. **PLNPCM2016-00095 Master Plan Amendment** – A request to amend the Future Land Use Map of the Central Community Master Plan from Low Density Residential to Institutional on the properties in question.
  - b. **PLNPCM2016-00094 Zoning Map Amendment** – A request to amend the Salt Lake City Zoning Map from R-1/5000 Single Family Residential to PL Public Lands for the properties in question.
  - c. **PLNPCM2016-00096 Alley Vacation** - An application to vacate a portion of a north to south running alley that extends south from Herbert Avenue into the school district property. The alley is located in the block bounded by Roberta Street, 300 East and Herbert Avenue. The only portions of the alley that are proposed to be closed are those adjacent to the school district property. The remaining portions would continue to be open for use.
  - d. **PLNSUB2016-00114 Lot Consolidation** – A request to consolidate the properties in question that are adjacent to the existing school with the larger school property at 1085 S Roberta Street in order to create a single piece of property. The school district currently owns all of the properties in question.

**Decision: Forward a Favorable Recommendation to the City Council**

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Dated at Salt Lake City, Utah this 28<sup>th</sup> day of April, 2016

Michelle Moeller, Administrative Secretary