

Salt Lake City Planning Division
Record of Decision
Wednesday, August 10, 2016, 5:30 p.m.
City & County Building
451 South State Street, Room 326

1. **Camper Reparadise Conditional Use Approval Extension** - Kevin Dwyer is requesting a conditional use approval extension to operate a minor auto repair business at approximately 269 – 275 S Glendale Street. This project was approved as a Conditional Use by the Planning Commission on August 12, 2015. The subject property is within Council District 2, represented by Andrew Johnston. (Staff contact: Michael Maloy at (801) 535-7118 or michael.maloy@slcgov.com) Case number **PLNPCM2015-00284**

Decision: Approved

2. **Liberty Place Townhomes at approximately 640 E. Wilmington Avenue** - Dan Lofgren of Cowboy Partners is requesting Planned Development approval from the City to develop a 70 unit townhome project with eight buildings on approximately 1.72 acres. The proposed project is approximately 35 feet in height and will provide 79 parking stalls. The applicant is also requesting as part of the Planned Development request to increase the height to 35 feet where 30 is allowed and reduce the rear yard setback (along the Sugar House Streetcar Line) from 10 feet to eight feet. Currently the land is developed with an office complex and the property will be developed under the CB (Commercial Business) because the application was submitted prior to the zoning of the property being changed to Form Based Streetcar Edge (FB-SE) zoning district. This type of project must be reviewed as a Planned Development. The subject property is within Council District 7, represented by Lisa Adams. (Staff contact: Maryann Pickering at (801)535-7660 or maryann.pickering@slcgov.com.) Case number **PLNSUB2016-00427**

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 less than 35 feet. The FB-UN2 zoning district is currently located in the Central Ninth Neighborhood and 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. This proposal will also add general design standards to the FB-UN zoning districts. These standards address building scale and the design of parking garages. (Staff contact: Christopher Lee at (801)535-7706 or christopher.lee@slcgov.com.) Case number **PLNPCM2016-00463**

Decision: A Positive Recommendation was Forwarded to the City Council

Dated at Salt Lake City, Utah this 11th day of August, 2016

Michelle Poland, Administrative Secretary