

Salt Lake City Planning Division
Record of Decision
Wednesday, August 24, 2016, 5:30 p.m.
City & County Building
451 South State Street, Room 326

1. **Regent Street Hotel Design Approval Time Extension** - A time extension is requested by the Applicant of the previously approved Regent Street Hotel Conditional Building and Site Design Approval - a high-rise hotel building. The project was originally approved on September 9, 2015. The location of the project is approximately 45 East 200 South. The subject property is within Council District #4, represented by Derek Kitchen. (Staff contact: Molly Robinson at (801) 535-7261 or molly.robinson@slcgov.com.) Case number **PLPCPM2015-00463**

Decision: Approved

2. **Sugarmont Apartments at approximately 2189 S McClelland Avenue** - A request by Jeff Vitek, representing Boulder Ventures, for the approval of a Planned Development and Conditional Building and Site Design in order to construct a 352 unit multi-family residential development at the above listed address. The property is located in the CSHBD1 Sugar House Business District. The properties are located within Council District 7, represented by Lisa Adams. (Staff Contact: John Anderson at (801)535-7214, or john.anderson@slcgov.com)
 - a. **Conditional Building and Site Design** - The applicant has made a request for Conditional Building and Site Design approval for the proposed project as the Zoning Ordinance requires that any structure in the CSBHD1 Sugar House Business District that exceeds 50 feet or 20,000 square feet must be approved through this process. Case number **PLNPCM2015-00847**
 - b. **Planned Development** - The applicant has also made a request to modify two requirements of the Zoning Ordinance. These modifications must be approved as a Planned Development. The two requests would only affect a portion of the south façade of a building located near the intersection of McClelland Street and Sugarmont Drive. The first request is to exceed the maximum front yard setback along Sugarmont Drive. The second request is that the building not be required to step back the building façade 15 feet after it rises higher than 30 feet in height. Case number **PLNPCM2016-00511**

Decision: Approved

3. **Design Standards Chapter** - A request by former Mayor Ralph Becker for creation of a Design Standards Chapter for new development. The new chapter will consolidate existing design standards from various zoning districts, with some updates and revisions, into one chapter in the Zoning Ordinance. The amendment will affect multiple sections of the Salt Lake City Zoning Ordinance and will be applicable city-wide. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com.) Case number **PLNPCM2015-00150**

Decision: Continued to a future meeting

4. **TSA Zoning District Text Changes** - A request by the Salt Lake City Council to review and modify the zoning regulations for the TSA Zoning District. The TSA Zoning District is located along North Temple between 400 West and 2200 West and along 400 South between 200 East and 900 East. The Planning Division will provide an update on the proposed changes, the process to make the changes and the timeline. The list of possible changes include:
 - Clarifying what land uses are allowed in the zone;
 - Reviewing and changing how far buildings can be setback from the street along 400 South;
 - Clarifying what types of uses are allowed on the ground floor of buildings;
 - Modifying design standards related to overall building size, street level design, building materials, parking garage design, mid-block walkways and other design standards;
 - Modifying the approval process and development guidelines to further incentivize affordable housing, higher quality development and other related issues; and
 - Minor changes to other sections of the TSA zoning district or other related provisions in the zoning ordinance.Information can be found and comments regarding this proposal may be found at www.slcgov.com/opencityhall or on the Planning Division website at www.slcgov.com/planning. (Staff contact is Daniel Echeverria at (801)535-7165 or daniel.echeverria@slcgov.com.) Case Number **PLNPCM2016-00522**

Decision: Continued to a future meeting

Dated at Salt Lake City, Utah this 25th day of August, 2016

Michelle Poland, Administrative Secretary