

Salt Lake City Planning Division Record of Decision
Wednesday, January 25, 2017 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **Harmons Brickyard Fuel Center Planned Development at approximately 3200 South Richmond Street** - A request by Kristen Voros of Design Sequence representing Harmons is requesting approval from the City for a new Fuel Center at the Harmons Brickyard store located at the above listed address. The property is zoned CS – Community Shopping and is located within Council District 7, represented by Lisa Adams. The CS zoning district requires Planned Development approval for all new uses and additions. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com) Case number **PLNSUB2016-00838**

Decision: Approved

2. **Special Exception for an Over-Height Wall and Fence at approximately 562 S. Denver Street** - A request by Holly Addi, the property owner, for a Special Exception approval to accommodate a proposed over-height wall and fence in the front yard of the property located at the above listed address. The proposed 6-foot concrete wall would be installed parallel to the front property line and span the width of the lot in order to provide additional security on the site. The proposed 6-foot chain link fence would replace an existing 6-foot fence along the south property line. Walls and fences are allowed up to 4 feet in front yards of residential zoning districts. The subject property is located within Council District 4, represented by Derek Kitchen. (Staff Contact: Lauren Parisi at (801)535-7932 or lauren.parisi@slcgov.com) Case number **PLNPCM2016-00898**

Decision: Tabled to a the February 22, 2017 meeting

3. **Sego Homes Roof Garden Planned Development at approximately 2594 South 800 East** - A request by Wayne Corbridge, of Sego Homes, for a planned development to construct the "Roof Garden". The development is proposed to be 5 townhome units of which four of the units would not have frontage on a public street, located at the above listed address. The subject property is located in the RMF-30 (Residential Multi-family) zoning district and is within Council District 7 represented by Lisa Adams. (Staff Contact: Doug Dansie at (801)535-6182 or doug.dansie@slcgov.com) Case number **PLNSUB2016-00865**

Decision: Approved

4. **Planned Development Ordinance Amendments** - A request by the Salt Lake City Planning Commission to review and modify the Planned Development Ordinance. A Planned Development is a development approval process that allows the Planning Commission to modify zoning standards in an effort to get a better project than what could be allowed under strict zoning regulations. The process is regulated in Chapter 21A.55 of the Salt Lake City Zoning Ordinance. The Planning Division is reviewing the zoning regulations related to Planned Developments in an effort to: Ensure that the development is meeting a citywide planning objective; Ensure that the design of the project is compatible with adjacent development; and Clarify zoning regulations. Information regarding the proposed changes can be found at www.slcgov.com/planning/planning-current-projects. Related provisions of Title 21A-Zoning

may also be amended as part of this petition. (Staff contact: Wayne Mills at (801)535-7282 or Wayne.mills@slcgov.com) Case number **PLNPCM2016-00600**

Decision: A favorable recommendation was forwarded to the City Council

5. **21st and 21st Small Area Plan** - A City initiated petition to develop a small area plan for the 21st and 21st Business District. The project area extends along 2100 South from approximately 1900 East to 2300 East and includes all properties zoned CB Community Business or RMF-35 Moderate Density Multi-Family Residential. The project does not propose any changes to single family residential properties. The plan will establish goals and policies related to the future growth of the 21st and 21st neighborhood and will create design criteria for future private and public development. The project area is located in Council District 6 represented by Charlie Luke and Council District 7 represented by Lisa Adams. The draft plan can be reviewed at http://www.slcdocs.com/Planning/Projects/Current_Initiatives/21.pdf (Staff contact: John Anderson at (801)535-7214 or john.anderson@slcgov.com.) Case number **PLNPCM2015-00141**

Decision: A favorable recommendation was forwarded to the City Council

Dated at Salt Lake City, Utah this 26th day of January, 2017

Michelle Poland, Administrative Secretary