

Salt Lake City Planning Division Record of Decision
Wednesday, July 12, 2017 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **Special Exception for a Hobby Shop Use at approximately 1229 East 1700 South** - AJ Waller, the property owner, is requesting approval for a hobby shop (home office) use in the 2nd story of his existing detached garage. Uses other than parking a vehicle or storage in an accessory structure require Special Exception approval for a “hobby shop.” Hobby shop uses include, but are not limited to, home offices, art studios, exercise rooms, and dressing rooms adjacent to swimming pools. A hobby shop cannot be used as an accessory dwelling unit. The subject property is located within Council District 5, represented by Councilwoman Erin Mendenhall. (Staff Contact: Lauren Parisi at (801)535-7932 or lauren.parisi@slcgov.com). Case number: **PLNPCM2017-00222 (Administrative Matter)**

Decision: Tabled

2. **Cottam Acre Planned Development and Preliminary Plat at approximately 1463 W. Van Buren Ave** - Dave Brach is requesting approval of a planned development to create a flag lot in a proposed three lot subdivision and to locate a detached garage in the front yard area of the flag lot located at the above listed address in a R-1/7,000 (Single Family Residential) zoning district. The subject property is located within Council District 2, represented by Andrew Johnston. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com) Case number: **PLNSUB2017-00346 & PLNPCM2017-00347 (Administrative Matter)**

Decision: Approved

3. **Hoyt Place Planned Development and Preliminary Plat at approximately 842 West Hoyt Place** - Dave Robinson is requesting approval for a Planned Development to develop two existing lots on approximately 0.55 acres with ten single family units on individual lots that will not front a public street. The proposed project consists of two single-family townhome structures with three units each, and four single family detached units with optional accessory dwellings, to be accessed by a private street requiring full street and utility infrastructure improvements. The proposed project is located at the above listed address in an SR-3 (Special Development Pattern Residential District) within Council District 2, represented by Andrew Johnston. (Staff contact: JP Goates at (801)535-7236 or jp.goates@slcgov.com) Case number: **PLNSUB2017-00324 & PLNSUB2017-00504 (Administrative Matter)**

Decision: Approved

4. **HLC New Construction Standards** - A text amendment to amend sections of Title 21A (Zoning) of the Salt Lake City Code and clarify regulations concerning new construction in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to improve the process and its outcomes. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition, as necessary. The changes would apply citywide. (Staff contact: Anthony Riederer at (801)535-7625 or anthony.riederer@slcgov.com) Case number: **PLNPCM2016-00905 (Legislative Matter)**

Decision: Tabled to a future meeting

5. **Amendments to the Local Historic District Demolition Process** - A text amendment to amend certain sections of Title 21A (Zoning) of the Salt Lake City Code to amend and clarify regulations concerning the demolition of historic resources in the H – Historic Preservation Overlay District. Changes proposed are intended to clarify language and to make the demolition process more transparent. The proposed regulation changes will affect section 21A.34.020 of the zoning ordinance. Related provisions of title 21A may also be amended as part of this petition as necessary. The changes would apply citywide. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com.) Case number: **PLNPCM2009-00014 (Legislative Matter)**

Decision: Tabled to a future meeting.

Dated at Salt Lake City, Utah this 13th day of July, 2017 Michelle Poland, Administrative Secretary