

Salt Lake City Planning Division Record of Decision
Wednesday, June 13, 2018 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **EVO Planned Development & Preliminary Subdivision Plat at approximately 578 N and 610 N West Capitol Street** - Consider the clarifying information requested by the commission regarding estimated vehicle trips for 14 dwelling units versus 12 units, and whether parking would be allowed on the private drive per fire code. A reminder that the public hearing was closed and no further public comment or participation is scheduled for this meeting, however the public may listen to the discussion and decision. (Staff contact: Casey Stewart at 801-5356260 or casey.stewart@slcgov.com) **Case Number: PLNSUB2018-00135 and PLNSUB201800179**

Decision: Approved with conditions listed in Staff Report.

2. **Ninth West Townhomes** - Rod Engar, representative of the property owner, is requesting approval from the City in order to construct four single-family attached units located at 624 South 900 West. The applicant is requesting Planned Development approval for the relaxation of zoning and subdivision standards. In order to construct four single-family attached units, the applicant is requesting relief for lot dimension standards and three lots without street frontage. The requested modifications are primarily due to the depth of the vacant lot. The subject property is located in the RMF-35 (Moderate Density Multi-Family) zoning district. The subject property is located within Council District 2, represented by Andrew Johnson. (Staff contact: Kelsey Lindquist at (801) 535-7930 or Kelsey.lindquist@slcgov.com)
- a. **PLNSUB2018-00059** – Planned Development request to modify lot dimension standards for the RMF-35 (Moderate Density Multi-Family) zoning district and three lots without the required street frontage.
- b. **PLNSUB2018-00223** – Preliminary Subdivision Plat to approve four single-family attached lots.

Decision: Tabled with the requests for further development of the design.

3. **Paper Box Lofts Planned Development and Conditional Building and Site Design Review**
- The petitioner, Micah Peters of Clearwater Homes, has initiated petitions to develop the parcel at 340 W 200 S with three mixed use buildings and an automated parking system. The project requires Conditional Building and Site Design Review (CBSDR) and Planned Development (PD) approval. The CBSDR request is to increase the maximum front yard setback on 400 West from the required 5 feet to 14 feet 3.5 inches and for a minor increase to the height limit of 75 feet. PD approval is required for more than one principal building on the parcel and to allow for an over-height fence on a section of the parcel next to an electrical substation. This is an RDA project and the petitioner has honed the design through an extensive process with RDA representatives. The subject property is located in the D-4 (Downtown Secondary Central Business) zoning district and in Council District 4, represented by Derek Kitchen. (Staff Contact - Chris Lee at 801-535-77066 or chris.lee@slcgov.com) **Case Numbers PLNSUB2018-00111 and PLNPCM2018-00195**

Decision: Approved.