

Salt Lake City Planning Division Record of Decision
September 26, 2018 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **Sugar House Heights Planned Development & Preliminary Subdivision** - Consideration of the revised design and additional information that was requested by the Planning Commission at the August 22nd meeting. The public hearing was closed at that meeting, and no further public comment or participation is scheduled for this item. (Staff contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com) **Case Numbers: PLNSUB2017-01027 & PLNSUB2017-01028**

Decision: Approved with conditions

2. **Moda Main Planned Development** - Brock Loomis, representing JF Capital, is requesting Planned Development approval to construct 11 multi-family residential units on a property located at approximately 1570 S. Main St. The applicant is requesting relief from the City's Zoning Ordinance through the Planned Development process for modified corner side yard setbacks and waive the requirement for building entrances along public streets (Harris Ave). The property is located in the CC Corridor Commercial zoning district and Council District 5, represented by Erin Mendenhall. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com) **Case Number: PLNSUB2018-00570**

Decision: Approved with conditions

3. **TAG 700 Planned Development** - Jordan Atkin, the owner of the property, is requesting Planned Development and Preliminary Subdivision approval to construct four single-family attached units (townhomes) on the property at 2593 S. 700 East. The applicant is requesting relief from the City's Zoning and Subdivision Ordinance through the Planned Development process for modified setbacks, reduction of the side entry landscape buffer, and the creation of undersized lots without street frontage. The property is located in the RMF-30 (Low Density Multi-Family Residential) zoning district and Council District 7, represented by Amy Fowler. (Staff contact: Lauren Parisi at (801) 535-7226 or lauren.parisi@slcgov.com) **Case Numbers: PLNSUB2018-00555 & PLNSUB2018-00665**

Decision: Approved with conditions

4. **East Capitol Residential Development** - The petitioner, Brian Zaitz, on behalf of the property owner Jeffrey Adams (MAKADAMS LLC), has initiated petitions to subdivide three parcels and then construct four residential buildings containing a total of 6 units (2 twin homes and 2 single family dwellings) at approximately 649 N East Capitol Boulevard and 658 N East Capitol Street. The project requires planned development and preliminary subdivision approval. The preliminary subdivision is to reapportion the three existing parcels into six parcels while the planned development request is to reduce the front yard setback for one of the single family dwellings. The properties are located in the R-2 (Single and Two Family Residential) zoning district and Council District 3, represented by Chris Wharton. Staff Contact: Chris Lee at chris.lee@slcgov.com or 801-535-7706. **Case Numbers: PLNSUB2018-00366 & PLNSUB2018-00426**

Decision: Approved with conditions

5. Inland Port Zoning Modifications – Mayor Jackie Biskupski has initiated a petition to allow inland port uses as permitted or conditional uses within portions of the industrial area in the Northwest Quadrant and on the east side of the Salt Lake International Airport along 2200 West. The proposed zoning changes are being proposed in response to the State Bill HB2001 that requires zoning modifications by December 31, 2018. If the city does not adopt changes by December 31, 2018 then all inland port uses would be considered permitted uses and the city would lose the ability to further regulate inland port land uses. The majority of the Inland Port Authority Jurisdictional Land area is located in the Light Manufacturing (M-1) zoning district and typical inland port uses are already allowed in the M-1 zone. However, there are eight other zoning districts and six overlay districts located within the inland port area that may not currently allow uses associated with an inland port. The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support City's sustainability and master plan goals. The proposed modifications include changes to: • Allow inland port uses in the zoning districts that do not currently allow them, • Update application requirements for conditional uses in order to determine the impact that a conditional use may have on surrounding properties and the environment, • Establish standards for the storage of natural resources, and • Prohibit uses that are not light industrial in nature. Other related provisions of Title 21A will be amended as part of this petition. (Staff Contacts: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com, Tracy Tran at 801-535-7645 or tracy.tran@slcgov.com). **Case Number: PLNPCM2018-00601**

Decision: Positive recommendation was forwarded to City Council with additional condition

Dated at Salt Lake City, Utah this 27th day of September, 2018.
Marlene Rankins, Administrative Secretary