

Salt Lake City Planning Division Record of Decision
Wednesday, March 14, 2018 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **800 West Street Vacation at approximately 150 South and 800 West** - JF Capitol, developer representing the property owner, is requesting to vacate a portion of 800 West where it dead ends at approximately 144 South. This portion of 800 West became obsolete when the I-15 freeway wall was built and access to 200 South eliminated. If the city finds that this portion of the street is not needed, this portion of 800 West can be vacated, declared surplus property and sold at market-rate. The property is located within Council District 2, represented by Andrew Johnston. (Staff contact: Katia Pace at (801)535-5364 or katia.pace@slcgov.com.) Case number: **PLNPCM2015-00651 (Administrative matter)**

Decision: A favorable recommendation was forwarded to the City Council.

2. **Turiya's Gifts Expansion Planned Development at approximately 1569 South 1100 East** - A request by Chris Dallimore, representing the owners AEON, LLC, Series, for approval of a proposed expansion of an existing business (Turiya's Gifts). The applicant requests relief from the required front yard setback (25 feet reduced to 9 feet). The property is located at approximately 1569 South 1100 East and is located in a RB zoning district (Residential Business) in Council District 5, represented by Erin Mendenhall. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com) Case number: **PLNSUB2016-00792 (Administrative matter)**

Decision: Approved

3. **Boldspace, LLC Rezone and Planned Development at approximately 569 E 2nd Ave** - Boldspace LLC, represented by Joseph Hatch, is requesting a zoning map amendment and approval for a planned development to bring two existing buildings on a single lot with differing uses into alignment with the zoning ordinance. The long-standing uses on the site are considered legal, but non-conforming. Likewise, the existing condition of the site – that of two buildings on a single lot – is legal, but non-complying. The applicant is also requesting a special exception for alternative means to address vehicle parking on site. Currently the land is used as a salon, a small architecture and design office, and a residential unit. The subject property is within Council District 3, represented by Stan Penfold. (Staff contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com)
 - a. Map Amendment - The applicant is requesting a rezone from SR-1A (Special Development Pattern Residential) to SNB (Small Neighborhood Business). The businesses that are presently on-site are considered legal, but non-conforming. The proposed change would bring them each into conformance and clarify the uses permitted on the property into the future. Case number: **PLNPCM2015-00273 (Legislative matter)**
 - b. Planned Development - In order to allow the existing project to be in compliance with the zoning ordinance planned development approval is required to allow multiple buildings on a single lot and to allow the rear building to continue to not have street frontage. These buildings have long been in existence on the site and are currently considered legal, but non-complying. No additional buildings would be constructed as a result of this planned development. Case number: **PLNSUB2015-00271 (Administrative matter)**
 - c. Special Exception -The site currently has two off-street parking stalls. Upon the completion of the residential unit in the front building, the applicant would like to assign one of those spots to the resident, leaving one general purpose parking spot on-site. A parking study has been submitted indicating expected usage and proposing alternative means to achieve the necessary parking. Case number: **PLNPCM2015-00269 (Administrative matter)**

Decision: Map Amendment - Forwarded a favorable recommendation to the City Council
Approved – Planned Development, Approved with conditions – Special Exception

4. **Downington Avenue Townhouses Planned Development at approximately 1316 E. Downington Avenue** - Downington Place LLC, requesting a Zoning Map Amendment, Planned Development and Preliminary Subdivision approval for a proposed three-unit single-family attached dwelling (townhouse) project on a single parcel located at the above listed address. The subject property is approximately 0.28 acres (12,150 square feet) in size and is zoned R-1/7000 (Single Family Residential). It contains two existing duplexes. The applicant has requested to amend the zoning map designation of the property to RMF-30 (Low Density Multi-Family) in order to allow the three-unit townhouse project. Planned Development approval is required to reduce the front yard setback from the required 20-feet to 17-feet which is the approximate block face average and to allow 5 feet of additional building height for a roof top deck at the rear of each unit. All three applications will be considered simultaneously by the Planning Commission. The property is located within Council District 7, represented by Amy Fowler. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case number: **PLNPCM2017-00487, PLNSUB2017-01012 and PLNSUB2017-01013 (Administrative matter)**

Decision: Zoning Map Amendment - Forwarded a favorable recommendation to the City Council Approved - Planned Development and Preliminary Subdivision

5. **TAG 500 Townhomes at approximately 1056 East 500 South** - TAG SLC represented by Jordan Atkin, is requesting Planned Development and Preliminary Subdivision approval to develop a three unit, single-family attached development at the above listed address. The project relates to proposed single-family attached dwellings that would be located on the property where a single-family dwelling currently exists. The front unit will be oriented toward 500 South and the two rear units will be located and accessed by a private drive, with each unit providing two car garages. The applicant is requesting relief of zoning standards that include: a 351 square foot reduction below the 3,000 square foot minimum lot size, two lots without frontage on a public street, a 10' reduction from a required 20' rear yard, one lot that exceeds lot coverage by .7% above the required 40% maximum, a 2' reduction from the required 8' side entry building landscape requirements, and an approximate 1' encroachment of architectural features into a 20' front yard setback. The subject property is zoned RMF-30 (Low Density Multi-Family Residential) and is located in Council District 4, represented by Derek Kitchen. Staff Contact: JP Goates (801)535-7236 or jp.goates@slcgov.com.) Case number: **PLNSUB2017-00455 & PLNSUB2017-00456 (Administrative matter)**

Decision: Approved

Dated at Salt Lake City, Utah this 15th day of March, 2018.
Michelle Poland, Administrative Secretary