

**Salt Lake City Planning Division Record of Decision**  
**April 24, 2018 5:30 p.m.**  
**City & County Building 451 South State Street, Room 326**

1. **ADU at approximately 2324 Green Street** - AJ Waller, the owner of the property at approximately 2324 S. Green Street, is requesting Conditional Use approval to construct an Accessory Dwelling Unit within the basement of a proposed addition. The property is located in the R-1/7000 (Single-Family Residential) zoning district, which requires Conditional Use approval for construction of an ADU. The subject is located within Council District 7, represented by Amy Fowler. (Staff contact: Kelsey Lindquist at (801) 535-7930 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com)) **Case number PLNPCM2019-00037**

**Decision: Approved with conditions**

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2. **Red Rock Brewery Brewhouse – Conditional Use & Conditional Building and Site Design Review** - MJSA Architects representing 200 West Holding, LC the property owner, are requesting Conditional Use approval for the new Red Rock Brewing Company Brewhouse to be located at 426 West 400 North in the TSA-UC-T – Transit Station Area Urban Center Transition zoning district. A brewery is a conditional use in the TSA-UC-T zone. The applicant is also seeking Conditional Building and Site Design Review (CBSDR) approval to modify some of the design standards of the building, specifically the length of blank walls, ground floor glass and street-facing entrance requirements and street-facing façade setback requirements. The subject property is located within Council District 3, represented by Chris Warton. (Staff contact: David J. Gellner at (801) 535-6107 or [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)) **Case numbers PLNPCM2018-01008 & PLNPCM2019-00255**

**Decision: Approved**

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3. **An Amendment to the Marmalade Courtyards Planned Development at approximately 326 W Reed Ave** - The petitioner, Bob Lund with Neighborworks, is requesting an amendment to an existing Planned Development. The Planned Development was previously approved in January 2016 to develop a 24-unit single family attached townhome and a 6-unit condominium project. This original approval included the rehabilitation of 2 existing multi-family residential buildings fronting on 300 West. The amended Planned Development proposes to demolish the 2 existing buildings which are along 800 North and 300 West and to construct 2 new buildings on the same footprint as the existing buildings. The original Planned Development required a review by the Planning Commission due to a reduced width private street, lots which do not front a public street, and a reduced front yard setback. The proposed amended Planned Development requests that the replacement structures be approved with a reduced front and corner side yard, a reduction in street facing façade fenestration along 300 West and 800 North, and no entryway along the 800 North street façade. The subject property is located within Council District 3, represented by Chris Warton. (Staff contact: Nannette Larsen at (801) 535-7645 or [Nannette.larsen@slcgov.com](mailto:Nannette.larsen@slcgov.com)) **Case number PLNSUB2015-00218**

**Decision: Approved with conditions**

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*Any final decision made by the Planning Commission can be appealed by filing an “appeal of decision” application within 10 days of the decision. Contact the Planning Division for more information about filing an appeal.*

Dated at Salt Lake City, Utah this 25<sup>th</sup> day of April, 2019.  
Marlene Rankins, Administrative Secretary