

Salt Lake City Planning Division Record of Decision
July 10, 2019 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **A Major Modification to the RR Planned Development at approximately 171 N. Redwood Rd.** – Mr. Blake Henderson is requesting an amendment to an existing Planned Development. The Planned Development was previously approved on November 28, 2018 to develop a 299-unit multi-family residential development. The original Planned Development required a review by the Planning Commission to allow a building to exceed the maximum corner side yard along Harold St., allow surface parking in the corner side yard and waive some design standards along the west façade. The proposed amended Planned Development requests to extend the structure along Harold St. which would exceed the permitted 200 feet façade length by approximately 78 feet, allow for off-site parking on a lot with frontage on a public street and reduce the required amount of glass on a portion of the west façade from 60% to 50%. The development as proposed would now meet the standards that were modified in the original approval. The subject property is located within Council District 1, represented by James Rogers. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com) **Case number PLNSUB2018-00641**

Decision: Approved with conditions

2. **Conditional Use - ADU at 1143 S Lake Street** - Kari Larson, owner of the property at 1143 S Lake Street, is requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) to the rear of the existing single-family home on site. It will measure approximately 520 square feet in size and be 11 feet 7 inches tall. Two parking spaces are provided on site. All ADU proposals in the R-1/5,000 Single-Family Residential zoning district are required to go through the Conditional Use review process. The subject property is located within Council District 5, represented by Erin Mendenhall. (Planning Staff contact: Kristina Gilmore - (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2019-00412**

Decision: Approved with conditions

3. **Conditional Use for Emerson ADU** - Osamu Uchiyama, the designer representing the property owner, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) to construct a detached accessory structure in the rear yard of the home located at 815 E. Emerson Avenue. It will measure approximately 427 square feet in size and 17 feet tall with one off street parking space. The Salt Lake City Zoning Ordinance requires ADUs be reviewed as a conditional use within single-family residential zoning districts. The subject property is zoned R-1-5,000; Single-Family Residential and is located in within Council District 5, represented by Erin Mendenhall. (Staff contact; Lauren Parisi at (801)-535-7226 or lauren.parisi@slcgov.com) **Case number PLNPCM2019-00349**

Decision: Approved with conditions

4. **Washington Street Alley Vacation** - A request by Kevin Theobald, representing the property owners of adjacent parcels, to vacate the alley north of the property at approximately 1040 S Washington Street. The alley runs west from Washington Street and dead ends at the railroad tracks. The intent of the request is to incorporate the alley into the adjacent properties. The subject property is located

in the CG (General Commercial) zoning district and is located in Council District 5, represented by Erin Mendenhall. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case number PLNPCM2019-00400**

Decision: A positive recommendation with conditions was forwarded to the City Council

5. **Zoning Map Amendment at 1937 South 1200 East** - Ned Skanchy, owner of the property at 1937 South 1200 East, has requested a zoning map amendment from RMF-35 (Moderate Density Multi-Family) to RMF-45 (Moderate/High Density Multi-Family). The subject parcel abuts another directly to the south which is also owned by the applicant and is zoned RMF-45. The petition is to change the zoning of the subject parcel to RMF-45 in order to facilitate consolidation of the two parcels for a multi-family residential development. If the petition is approved, up to 19 residential units could be constructed on the consolidated parcel whereas 10 units would be allowed if they were both zoned RMF-35 and then consolidated. The property is in Council District 7, represented by Amy Fowler. (Staff contact: Chris Lee, chris.lee@slcgov.com or 801-535-7706)19 **Case number PLNPCM2019-00183**

Decision: A negative recommendation with concerns was forwarded to the City Council

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 11th day of July, 2019.
Marlene Rankins, Administrative Secretary