

Salt Lake City Planning Division Record of Decision
September 25, 2018 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **Hopkins Estate Planned Development** - On August 8th, 2018, the Planning Commission approved the Hopkins Estate Planned Development, a proposal to develop five (5) new lots and a private driveway at 1950 & 1960 South 1700 East. The applicant plans to sell each lot individually for the construction of single-family homes. The design of the structures will ultimately be decided by future buyers, but the Commission approved a site plan with building envelopes and a landscaping plan. Modifications approved through the Planned Development process include the creation of four (4) lots without street frontage, and reduced front and rear yard setbacks for the home to be constructed on lot 1. A condition of approval was included that requires the applicant to return to the Commission for final review of the home proposed for lot 1, which has frontage on 1700 East, before a building permit can be issued. The applicant has provided Staff with a proposal for this structure and is now seeking the Planning Commission's final approval. The property is zoned R-1/7,000 Single-Family Residential and is located within Council District 7, represented by Amy Fowler. (Staff contact: Lauren Parisi (801) 535-7226 or lauren.parisi@slcgov.com). **Case number: PLNSUB2018-00033**

Decision: Design of the single-family home on lot 1 approved

2. **Text Amendments to the RMF-30 Low Density Multi-Family Residential District** - The purpose of this project is to review the existing zoning requirements in the City's RMF-30 Low Density Multi-Family Residential Zoning District and make amendments to corresponding sections of Salt Lake City's Zoning Ordinance. The intent of the proposed amendments is to implement multiple master plan policies found in Plan Salt Lake, various community master plans, the recently adopted Growing SLC; A Five-Year Housing Plan (2018-2022) and remove zoning barriers to housing development. The RMF-30 zoning district is located throughout the city. Proposed amendments include:

- Introducing design standards for all new development;
- Allowing the construction of new building types including sideways row houses, cottage developments, and tiny houses;
- Reducing minimum lot area requirements per unit;
- Removing lot width minimum requirements and adding a lot width maximum;
- Allowing more than one primary structure on a lot;
- Granting a density bonus for the retention of an existing structure.

The proposed regulation changes will affect sections 21A.24.120 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff Contact: Lauren Parisi at (801) 535-7226 or lauren.parisi@slcgov.com) **Case number PLNPCM2019-00313**

Decision: A positive recommendation with conditions 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 26th day of September, 2019.
Marlene Rankins, Administrative Secretary