

Salt Lake City Planning Commission Record of Decision
December 11, 2019 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **942 South 900 East ADU** - Andrea Palmer of Modal Living Inc, on behalf of the owner, Kimberlee Lofthouse, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached accessory structure located in the southwest corner of the rear yard of the home located at 942 South 900 East. The ADU will measure approximately 32' wide by 13' 6" inches deep by 11'3" high with square footage of approximately 432'. Salt Lake City Zoning Ordinance section 21A.33.020: Table of Permitted and Conditional uses for Residential Districts, 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 within Council District 5, represented by Erin Mendenhall. (Staff contact: Chris Lee at (801) 535-7706 or christopher.lee@slcgov.com) **Case number PLNPCM2019-00651**

Decision: Approved with conditions

2. **Special Exception for an Over-Height Fence at approximately 762 West 1355 South** - Wayne Gordon, architect representing the property owner, is requesting Special Exception approval for an over-height fence in the front yard of the property located at approximately 762 West 1355 South. The proposed six-foot (6') high chain-link fence would be along the front property line and driveway approach. By ordinance, fences are limited to four (4) feet in height in the front yard. The applicant is proposing the additional fence height for increased security and crime deterrence, such as trespassing, theft, and vagrancy. The subject property is zoned M-1 (Light Manufacturing) and is located within Council District 2, represented by Andrew Johnston. (Staff Contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com) **Case number PLNPCM2019-00852**

Decision: Denied

3. **Alley Vacation at approximately 740 West 900 South** - A request by West End LLC, the applicant and surrounding property owner, for an alley vacation or closure. The alley is located near the address of 740 West 900 South, runs mid-block, east/west, and was previously partially vacated in 1993. The subject alley is surrounded by the M-1 (Light Manufacturing) zoning district and is located within Council District #2, represented by Andrew Johnston. (Staff Contact: Nannette Larsen at (801) 535-7645 or nannette.larsen@slcgov.com) **Case number PLNPCM2019-00813**

Decision: A positive recommendation was forwarded to the Mayor and City Council with one condition

4. **Fleet Block Zoning Map and Text Amendment** - A request by the Mayor to amend the text of the zoning ordinance and amend the zoning map for all of the properties located on the City block known as the "Fleet Block" at approximately 850 S 300 West. The "Fleet Block" is located between 800 and 900 South and 300 and 400 West. The text amendment would create a new zone in the City Zoning Ordinance, titled Form Based Urban Neighborhood 3 (FB-UN3). The map amendment would change the zoning of the properties from PL (Public

Lands) and CG (General Commercial) to the FB-UN3 zone. The FB-UN3 zone would apply new design, height, bulk, use, and other development standards to the properties. Related provisions of Title 21A Zoning may be amended as part of this petition. The properties are located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com) **Case number PLNPCM2019-00277**

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

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 12th day of December, 2019.
Marlene Rankins, Administrative Secretary