

Salt Lake City Planning Division Record of Decision
February 26, 2020 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **ADU at approximately 1712 South 1000 East** - Andrea Palmer, Modal Living and property owner representative, is requesting Conditional Use approval for a 432 square foot accessory dwelling unit (ADU) to be located to the west of the property located at 1712 S. 1000 E. The property is zoned R-1/5000 (Single-Family Residential), where ADUs must be processed as a conditional use. The property is located within District 7, represented by Amy Fowler. (Staff Contact: Kelsey Lindquist at (801) 535-7930 or Kelsey.lindquist@slcgov.com) **Case number PLNPCM2019-00652**

Decision: Approved with conditions

2. **Conditional Use for ADU at approximately 1039 W Briarcliff** - A request by Andrea Palmer of Modal Living on behalf of the property owner, Erick Chuy, for a detached accessory dwelling unit located at approximately 1039 W Briarcliff Ave. The ADU would have an approximately 432 square feet footprint and be located in the rear yard of the main home. The subject property is located in an R-1/7,000 single-family residential zoning district and is located in Council District 1, represented by James Rogers. (Staff Contact: Eric Daems at (801) 535-7236 or eric.daems@slcgov.com) **PLNPCM2019-00992**

Decision: Approved with conditions

3. **Conditional Use for ADU at approximately 235 E Hubbard** - Andrea Palmer, Modal Living and property owner representative, is requesting Conditional Use approval for a detached accessory dwelling unit (ADU) in the rear yard on a property located at approximately 235 E Hubbard Avenue. The detached ADU would have a building footprint of approximately 432 square feet. The property is zoned R-1/5,000 Single Family Residential and is located within Council District 5, represented by Darin Mano. (Staff Contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com) **Case number PLNPCM2019-00995**

Decision: Approved with conditions

4. **Huddart Lofts at approximately 156 East 900 South** - A request by Huang Nguyen, with SAPA Investment, requesting approval for a Planned Development to construct a 3-story mixed-use office/residential building with 18 new residential units located at 156 East 900 South. The applicant is requesting a Planned Development to allow for an increase in building height and a decrease in the front, rear, and corner side yard setbacks for the second and third stories of the building. The proposed addition will be located on the same footprint as the existing building – the exterior wall of the proposed second and third stories of the structure will be in-line to the exterior wall of all 4 sides of the existing building. The subject property is located in the CC (Corridor Commercial) zoning district and is located in Council District 5, represented by Darin Mano. (Staff Contact: Nannette Larsen at (801) 535-7645 or nannette.larsen@slcgov.com) **PLNSUB2019-00997**

Decision: Approved with conditions

5. **Zoning Map Amendment at approximately 5525 & 5575 West 1730 South** - Eric Eklund, property owner, is requesting to rezone the properties at the above-mentioned addresses from CG General Commercial to M-1 Light Manufacturing. The properties are developed with two identical industrial buildings, currently occupied by multiple tenants. The applicant has no plans to redevelop the site but would like to allow additional land uses and eliminate maximum off-street parking with the proposed zoning designation. The subject property is located in Council District 2, represented by Andrew Johnston. (Staff Contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **PLNPCM2019-00726**

Decision: A positive recommendation was forwarded to the City Council

6. **Proximity Requirements in the City's adopted Fire Code** - Salt Lake City is proposing changes to the adopted fire code of the city by modifying Title 18.44 Fire Prevention and the International Fire Code, specifically section 18.44.020 Amendments by adding an amendment to Appendix D 105.3 "Proximity to Building" of the International Fire Code as adopted by the City. The changes would modify the requirements related to how close and how from a building that an aerial access fire road is required to be located. The current code requires the road to be located so a fire truck can park no closer than fifteen feet to the building and no farther than thirty feet from the building. The proposed amendments would allow the fire road to be as close as ten feet to the building and as far as fifty feet from the building if the building meets certain construction requirements. These changes are being recommended by the Fire Department and would apply citywide to buildings over thirty feet in height. Other related sections of Title 18 may be modified as part of this proposal. (Staff Contact: Nick Norris at (801) 535-6173 or nick.norris@slcgov.com) **PLNPCM2019-00938**

Decision: A positive recommendation was forwarded to the City Council

7. **Changes to Planning Commission Policies & Procedures** – The Planning Director is requesting the Planning Commission amend their rules of procedure to include Consent agenda matters. The Planning Commission may consider what types of petitions may be reviewed in a Consent agenda. This may include administrative petitions where the Planning Commission is the decision-making authority.

Decision: Approved

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 27th day of February, 2020.
Marlene Rankins, Administrative Secretary