

**Salt Lake City Planning Commission  
Summary of Actions**

**June 22, 2022 5:30 p.m.**

**This meeting was a hybrid meeting, held electronically and at  
City & County Building 451 South State Street, Room 326**

1. **Capitol Park Cottages Zoning Map and Master Plan Amendments at approximately 675 N F Street** - Peter Gamvroulas, representing the property owner Ivory Development, is requesting zoning map and master plan amendments for property located at approximately 675 N F Street. The request includes the following applications:
  - A. Zoning Map Amendment (Rezone): The applicant is requesting to amend the zoning of the property from the FR-3/12,000 "Foothills Residential District" to the SR-1 "Special Development Pattern" zoning district. Although the applicant has requested that the property be rezoned to the SR-1 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. **Case number PLNPCM2020-00335**
  - B. Master Plan Amendment: The applicant is requesting to amend the master plan designation for the property in the Avenues Community Master Plan from "Very Low Density" to "Low Density." **Case number PLNPCM2020-00334**

The final decision maker on these requests is the City Council. The requests are intended to accommodate two pending Planned Development and Subdivision requests for a 19-lot single-family dwelling development titled "Capitol Park Cottages." Those requests may be heard by the Commission at a later date. The property is currently vacant and is zoned FR-3/12,000 "Foothills Residential District." The property is located in Council District 3, represented by Chris Wharton. (Staff contact: Daniel Echeverria at 801-535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com))

**Action: A positive recommendation with conditions was forwarded to City Council**

*Disclaimer: A written record of decision for any item where the Commission made a final decision will be created by the staff planner. If you are interested in receiving a copy of the record of decision for any agenda item, please contact the planner listed for that agenda item.*

*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 23<sup>th</sup> day of June 2022.  
David Schupick, Administrative Assistant