

WILFORD H. SOMMERKORN  
PLANNING DIRECTOR

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ASSISTANT PLANNING DIRECTOR

June 26, 2014

John Maxim  
307 W 200 South, Suite 2002  
Salt Lake City UT 84101

**SALT LAKE CITY CORPORATION**  
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT  
PLANNING DIVISION

RALPH BECKER  
MAYOR

ERIC D. SHAW  
COMMUNITY AND ECONOMIC  
DEVELOPMENT DIRECTOR

RE: Record of Decision for Petition PLNSUB2014-00020/21: Bishop Place Planned Development and Preliminary Subdivision

Dear Mr. Maxim:

This letter is the Record of Decision relative to Case No. PLNPCM2014-00020/21 regarding a Planned Development and Preliminary Subdivision request for property located at approximately 432 N 300 West. At the Planning Commission hearing held on June 25th, 2014, the request was approved with the following conditions:

1. The applicant shall comply with all department requirements for acceptance of the proposed public street.
2. Lot lines may be adjusted to accommodate street and public utility improvements as required by the applicable City departments and approval of these lot line adjustments shall be delegated to the Planning Director.
3. Driveway locations are subject to final approval for maneuverability and safety by the Transportation division in the final plat subdivision process.
4. The lot split of the parcel at 432 N 300 West into two lots (Lots 1 & 2) is conditioned on approval by the City Council of the proposed rezone to SR-3 from RMF-35.
5. The applicant shall comply with the conditions specified under the Planned Development issue review, including the requirements for easements, or shall otherwise comply with the alternative options proposed by staff regarding lot and building adjustments. Final approval of the compliance with the conditions shall be delegated to the Planning Director.

The Notice of Decision is provided to you indicating the date, the action taken (e.g., approve the request, approve the request with conditions, deny the request), the 10 day appeal period; and, to what body an appeal can be made.

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision, if they so choose. The appeal would be heard by the Appeals Hearing Officer.

Approvals for Planned Developments expire in 12 months of the date of this Record of Decision if permits are not obtained or complete building plans have not been submitted to the division of Building Services, unless an extension of time has been approved. Any request for a time extension shall be required not less than thirty (30) days prior to the twelve (12) month time period. Additionally, preliminary subdivision approval expires if a Final Subdivision Plat is not filed with the City within 18 months from this date.

Copies of the adopted minutes for the meeting will be posted to the Planning Division's website the day after they are completed at [www.slcclassic.com/ced/planning](http://www.slcclassic.com/ced/planning).

If you have any questions, please contact Daniel Echeverria at 801-535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com).

Sincerely,

  
Daniel Echeverria  
Principal Planner  
cc: File

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