



December 1, 2016

Mr. Adam Nash
Growth Aid, LLC
4376 S 700 East, Suite 200
Salt Lake City, UT 84107

Re: Record of Decision for the 27th Street Cottages Zoning Map Amendment,
Planned Development and Preliminary Subdivision
PLNPCM2016-00577, PLNSUB2016-00578, & PLNSUB2016-00579

Dear Mr. Nash:

This letter is the "Record of Decision" relative to the above referenced project. At the Planning Commission hearing held last night, the Planned Development and the Subdivision requests were approved as proposed subject to the two (2) conditions as noted in the Planning Division staff report dated November 30, 2016, as follows:

1. A Final Plat application is required and shall be submitted to finalize the plat.
2. Compliance with all City Department/Division comments and requirements as noted in Exhibit H of said staff report.

In addition, as you are aware, the Planning Commission imposed two (2) additional conditions as follows:

1. The access off of Claybourne Circle to Lot 3 of the proposed subdivision shall be verified to prove legal access for this lot.
2. With the exceptions granted by the Planning Commission through the Planned Development process for the creation of a lot without street frontage and the averaging of lot sizes, all other zoning regulations apply to the development.

It is critical at this time that you resolve the condition concerning access to Claybourne Circle as soon as possible. The petition requests will go no further until this issue has been resolved.

Regarding the matter of the requested zoning map amendment to rezone the property from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential), the Planning Commission voted to forward a positive recommendation on the City Council for a decision.

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required by 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 City's Appeals Hearing Officer.

Approvals for the Planned Development and Subdivision requests expire in twelve months from the date of this letter. If a permit is not obtained in this time period an extension can be requested. Any request for a time extension shall be required not less than thirty days prior to the expiration of the twelve month time period.

Copies of the adopted minutes for the meeting will be posted to the Planning Division's website the day after they are ratified by the Planning Commission at <http://www.slcgov.com/planning/pc>.

If you have any questions, please contact me at (801) 535-6184 or lex.traughber@slcgov.com.

Sincerely,



Lex Traughber
Senior Planner