



TAG Hoyt Place – Planned Development at 825 W Hoyt Place

Planning Petition Information for PLNPCM2021-01223

Petition Number: PLNPCM2021-01223

Application Type: Planned Development

Project Location: 825 W Hoyt Place

Zoning District: SR-3 – Special Development Pattern Residential District

Overlay District: Salt Lake City Northwest National Historic District, Airport Flight Path Protection

Council District: District 2, represented by Alejandro Puy



Renderings of proposed development



Proposed building elevations

What is the request?

A request by TAG SLC for Planned Development approval for 12 single-family attached dwelling units at 825 W Hoyt Place. The subject property consists of two parcels measuring approximately .42 acres (18,400 SF). *The developer is requesting approval for lots without frontage on a public street and approval for dimensional modifications that include, reduced rear and side yard setbacks and increased wall height.* The applicant is proposing a rear yard setback of 10 feet rather than the required 30 feet and a side yard setback of 12 feet instead of 10 feet. The wall height of the units will exceed 20 feet, but the overall building height does not exceed the 28 foot maximum. To mitigate potential issues from having reduced perimeter setbacks, the applicant has stated that they will provide additional landscape buffering adjacent to the single-family dwellings to the south of the subject property.

Vicinity Map



What are the next steps?

- Notice of this application has been sent to the Chair of the Fairpark Community Council, where the property is located, who may choose to schedule the matter at an upcoming meeting. Please contact the chair(s) of these organizations to determine whether a community council will review this petition and when and how that meeting will occur. The contact information for these groups is as follows:
 - Nigel Swaby, Chair, Fairpark Community Council – nigelcdr@yahoo.com
- Notice has also been sent to property owners and residents within 300 feet of the project to obtain public input and comments on the proposal. Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled.
- During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make the final decision on the matter.

What is the role of the Planning Staff in this process?

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

Where can I get additional information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at <https://www.slc.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the “Active Online Open Houses” section
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

Public comments and questions

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period:** February 7, 2022
- **End of Comment Period:** March 21, 2022

During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

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