

OPEN HOUSE

Thursday | November 21 | 5 - 7 p.m.

Salt Lake City Library – Conference Room B

201 East 400 South | Salt Lake City | UT 84111



SALT LAKE CITY
PLANNING

AGENDA

This Open House will provide an opportunity for the public to review information about the proposal. No Formal Presentation will be given.

HISTORIC PRESERVATION OVERLAY REORGANIZATION ZONING TEXT AMENDMENT

A request by Mayor Jackie Biskupski to amend sections of the Zoning Ordinance that relate to the Historic Preservation Overlay District subchapter in order to make the ordinance easier to use for applicants, property owners and staff. This amendment does the following:

- Reorganizes regulations so that planning process steps are more clearly ordered and articulated.
- Outlines a new process for how historic resource surveys are adopted and updated allowing the city to be more transparent and add predictability to the public in terms of how land use regulations within the overlay apply to their property.

The proposed amendment will affect sections 21A.06, 21A.10, 21A.16, 21A.050, and 21A.34.020 of the zoning ordinance and may include changes to other sections as necessary. The changes would apply citywide.

PETITION NUMBER | PLNPCM2019-00265

STAFF PLANNER | Amy Thompson

CONTACT INFO | (801) 535-7281 or Amy.Thompson@slcgov.com

CHILD DAYCARE TEXT AMENDMENT

Mayor Jackie Biskupski has initiated a petition to analyze barriers in the current Zoning Ordinance which impair the development of home daycare and child daycare centers near the places we live. The intent of the project is to implement the Growing SLC: A Five-Year Housing Plan that aims to build more equitable places for residents of all ages.

The Planning Division is seeking your input regarding:

- Should child daycare centers be allowed or prohibited in residential neighborhoods?
- What are potential land use impacts related to child daycare centers in residential neighborhoods?

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801.535.7757 or relay service 711.

- How should the zoning ordinance regulate child daycare and mitigate potential land use impacts in residential neighborhoods?

Your early input and feedback will guide recommendations to update the zoning ordinance requirements and standards that reflects the values and aspirations of the community.

Please take the survey online

at https://slcgov.az1.qualtrics.com/jfe/form/SV_0NtYquiPMVBthw9

PETITION NUMBER | PLNPCM2019-00225
STAFF PLANNER | Linda Mitchell
CONTACT INFO | (801) 535-7751 or Linda.Mitchell@slcgov.com

ZONING MAP AMENDMENT FOR THE PROPERTY LOCATED AT 1612 W 700 N

Salt Lake City has received a request from property owner Bethany Christensen requesting that the City amend the zoning map for her property located at 1612 W 700 N. The properties currently contains an individual single-family dwelling. The applicant is requesting to change the zoning map designation of the property from R-1/5000 (Single-Family Residential) to CB (Community Business). No specific site development proposal has been submitted at this time. The change is consistent with amendments to the Northwest Master Plan approved in 2000 and 2004 which designated the area along the north side of 700 N from Redwood Road to Riverside as commercial. The Master Plan is not being changed and the proposed zoning would match the CB zoning of adjacent parcels in the same block of 700 North.

PETITION NUMBER | PLNPCM2019-00986
ZONING DISTRICT | R-1/5000 (Single-Family Residential)
COUNCIL DISTRICT | 1, represented by James Rogers
STAFF PLANNER | David Gellner
CONTACT INFO | (801) 535-6107 or David.Gellner@slcgov.com

ZONING MAP AMENDMENT FOR THREE (3) PROPERTIES LOCATED ON 700 NORTH

Property owners Anna Tran and Hoa Van Do are requesting that the City amend the zoning map for three properties located at 1616 W 700 N, 1632 W 700 N and 1640 W 700 N. The properties currently contain individual single-family dwellings, one on each property. The applicants are requesting to change the zoning map designation of the properties from R-1/5000 (Single-Family Residential) to CB (Community Business) in order to consolidate the parcels and develop a commercial use on the site. No specific site development proposal has been submitted at this time. The change is consistent with amendments to the Northwest Master Plan approved in 2000 and 2004 which designated the area along the north side of 700 N from Redwood Road to Riverside as commercial. The Master Plan is not being changed and the proposed zoning would match the CB zoning of adjacent parcels in the same block of 700 North.

PETITION NUMBER | PLNPCM2019-00923
ZONING DISTRICT | R-1/5000 (Single-Family Residential)
COUNCIL DISTRICT | 1, represented by James Rogers
STAFF PLANNER | David Gellner
CONTACT INFO | (801) 535-6107 or David.Gellner@slcgov.com

SACRED CIRCLE RECOVERY FACILITY CONDITIONAL USE – 660 SOUTH 200 EAST

Sacred Circle Healthcare is requesting Conditional Use approval for a new medical detoxification/recovery facility to be located on the first floor in their existing building at 660 South 200 East in the D-2 – Downtown Support zoning district. The proposed use will consist of a 14-bed in-patient facility with 24-hour supervision and security and counseling and medical services provided by a multi-disciplinary team. The facility is classified as a Dwelling - Large Group Home and is allowed as a Conditional Use in the D-2 zoning district.

PETITION NUMBER | PLNPCM2019-01012
ZONING DISTRICT | D-2 (Downtown Support)
COUNCIL DISTRICT | 4, represented by Ana Valdemoros
STAFF PLANNER | David Gellner
CONTACT INFO | (801) 535-6107 or David.Gellner@slcgov.com

SYDNEY AND SLATE

A request by James Alfandre of Urban Alfandre for Planned Development approval to construct two buildings with a maximum height of 65' and 5 stories. The proposed buildings have a total of approximately 270 multi-family residential units and 10,000 square feet of ground floor commercial space. The proposal includes eight parcels located at the intersections of 900 S and 200 W and 900 S and Washington Street (it does not include 227 E 900 S).

PETITION NUMBER | PLNSUB2018-00869
ZONING DISTRICT | FB-UN2 (Form Based Urban Neighborhood 2)
COUNCIL DISTRICT | 5, represented by Erin Mendenhall
STAFF PLANNER | Sara Javoronok
CONTACT INFO | (801) 535-7625 or Sara.Javoronok@slcgov.com

MASONIC TEMPLE APARTMENTS

New Construction in a local historic district. DB Urban Communities, representing the property owner, the Masonic Temple Association, has submitted an application for new construction for a multi-family residential development located at approximately 650 E. South Temple Street but fronts on 600 East. Currently, the site is occupied by a surface parking lot.

PETITION NUMBER | PLNHLC2019-00860
STAFF PLANNER | Lex Traughber
CONTACT INFO | (801) 535-6184 or Lex.Traughber@slcgov.com

942 SOUTH 900 EAST ACCESSORY DWELLING UNIT (ADU)

A request by Modal Living, Inc. on behalf of the property owner, Kimberlee Lofthouse, for Conditional Use approval of a detached Accessory Dwelling Unit (ADU) located in the rear yard of the home at 942 South 900 East. The proposed ADU is approximately 432 square feet in size, measuring approximately 13' 6" x 32'. It will be a flat roof structure measuring approximately 11' 3" in height. Salt Lake City Zoning Ordinance requires ADUs be reviewed as a Conditional Use within single-family residential zoning districts.

PETITION NUMBER | PLNPCM2019-00651
ZONING DISTRICT | R-1/5000 (Single-Family Residential)
COUNCIL DISTRICT | 5, represented by Erin Mendenhall
STAFF PLANNER | Chris Lee
CONTACT INFO | (801) 535-7706 or Christopher.Lee@slcgov.com

AXIOMS TOWNHOMES AT 905,911, & 915 W EUCLID AVE

Jarod Hall, representing the property owners, is requesting approval for a new townhome development on the above noted properties. The development includes ten townhomes in two separate buildings. The townhomes are approximately 35' in height and are two stories tall with a roof top deck. The development includes ten parking spaces that are accessed from the adjacent alley. The development proposal involves three petitions:

1. PLNPCM2019-00953 Design Review: The development requires Design Review approval as the development did not receive enough points through the TSA development review process for administrative (staff level) approval.
2. PLNSUB2019-00954 Planned Development: The development requires Planned Development approval as eight of the individual townhome lots will not have public street frontage.
3. PLNSUB2019-00955 Preliminary Subdivision: The development also involves a preliminary plat to create the individual new townhome lots.

ZONING DISTRICT | Transit Station Area – Urban Neighborhood Station – Transition (TSA-UN-T)
COUNCIL DISTRICT | 2, represented by Andrew Johnston
STAFF PLANNER | Daniel Echeverria
CONTACT INFO | (801) 535-7165 or Daniel.Echeverria@slcgov.com