

# OPEN HOUSE

Thursday | January 16, 2020 | 5 - 7 p.m.

**Salt Lake City Library – Conference Room A**

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.*

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**1083 S BLAIR** A request by Tom Candee of Brach Design on behalf of the property owner, Heather Flanders, for a detached accessory dwelling unit located at approximately 1083 S Blair Street. The ADU would have an approximately 459 square feet footprint with a 186 square foot lofted area for a total of 645 square feet. The building height would not exceed 17 feet. to other sections as necessary. The changes would apply citywide.

**PETITION NUMBER** | PLNPCM2019-01051  
**ZONING DISTRICT** | R-1/5,000 (Single Family Residential)  
**COUNCIL DISTRICT** | 5, Currently Vacant  
**STAFF PLANNER** | Sara Javoronok  
**CONTACT INFO** | (801) 535-7625 or sara.javoronok@slcgov.com

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**HUDDART LOFTS** A request by Huang Nguyen, with SAPA Investment, requesting approval for a Planned Development to construct a 3-story mixed-use office/residential building with 18 new residential units located at 156 East 900 South. The applicant is requesting a Planned Development to allow for an increase in building height and a decrease in the front, rear, and corner side yard setbacks for the second and third stories of the building. The proposed structure will be located roughly on the same footprint as the existing building – the exterior wall of the proposed second and third stories of the structure will be in-line to the exterior wall of all 4 sides of the existing building.

**PETITION NUMBER** | PLNSUB2019-00997  
**ZONING DISTRICT** | CC (Corridor Commercial)  
**COUNCIL DISTRICT** | 5, Currently Vacant  
**STAFF PLANNER** | Nannette Larsen  
**CONTACT INFO** | (801) 535-7645 or nannette.larsen@slcgov.com

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## ZONING MAP AMENDMENT AT APPROXIMATELY 5525 & 5575 W 1730 S

A request by Eric Eklund, property owner, to rezone two properties at the above-mentioned addresses from CG General Commercial to M-1 Light Manufacturing. There are currently two identical, 76,395 square-foot industrial buildings on the lots that are used by multiple tenants. Though the applicant has no plans to redevelop

*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.*

the site, the new zoning designation would allow additional land uses and eliminate minimum off-street parking.

**PETITION NUMBER** | PLNPCM2019-00726  
**ZONING DISTRICT** | GC (General Commercial)  
**COUNCIL DISTRICT** | 2, represented by Andrew Johnston  
**STAFF PLANNER** | Mayara Lima  
**CONTACT INFO** | (801) 535-7718 or mayara.lima@slcgov.com

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**CONDITIONAL USE AT APPROXIMATELY 235 E HUBBARD AVENUE** A request by Andrea Palmer of Modal Living on behalf of the property owner, seeking Conditional Use approval for a detached accessory dwelling unit (ADU) located at approximately 235 E Hubbard Avenue. The ADU would be approximately 432 square feet with a building height of approximately 11 feet.

**PETITION NUMBER** | PLNPCM2019-00995  
**ZONING DISTRICT** | R-1/ 5,000 (Single-Family Residential)  
**COUNCIL DISTRICT** | 5, Currently Vacant  
**STAFF PLANNER** | Linda Mitchell  
**CONTACT INFO** | (801) 535-7751 or linda.mitchell@slcgov.com

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**ZONING MAP AMENDMENT AT APPROXIMATELY 706-740 WEST 900 SOUTH** A request by West End LLC, the owner of the property, to rezone ten parcels and a portion of a public alley from M-1 Light Manufacturing to R-MU Residential Mixed Use. There are currently two commercial buildings on the site the applicant intends to restore for commercial use. The applicant intends to redevelop the remainder of the site and the proposed rezone to R-MU would allow for residential uses that are not currently permitted under the existing M-1 zoning designation.

**PETITION NUMBER** | PLNPCM2019-01137  
**ZONING DISTRICT** | M-1 (Light Manufacturing)  
**COUNCIL DISTRICT** | 2, represented by Andrew Johnston  
**STAFF PLANNER** | Amy Thompson  
**CONTACT INFO** | (801) 535-7281 or amy.thompson@slcgov.com