

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA  
AMENDED**

**This meeting will be an electronic meeting pursuant to the  
Salt Lake City Emergency Proclamation  
February 10, 2021 at 5:30 p.m.**

**(The order of the items may change at the Commission's discretion)**

This Meeting will **not** have an anchor location at the City and County Building. Commission Members will connect remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Planning Commission meetings, they are available on the following platforms:

- YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- SLCTv Channel 17 Live: [www.slctv.com/livestream/SLCtv-Live/2](http://www.slctv.com/livestream/SLCtv-Live/2)

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; [planning.comments@slcgov.com](mailto:planning.comments@slcgov.com) or connect with us on Webex at:

- <http://tiny.cc/slc-pc-02102021>

Instructions for using Webex will be provided on our website at [SLC.GOV/Planning](http://SLC.GOV/Planning)

**PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM**  
**APPROVAL OF MINUTES FOR JANUARY 27, 2021**  
**REPORT OF THE CHAIR AND VICE CHAIR**  
**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **Master Plan & Zoning Map Amendment at approximately 461 South 400 East** - Salt Lake City received a request from Majid Kharrati with NextStep Group, the property owner, to amend the Central Community Master Plan and the zoning map for the property located at 461 South 400 East. The proposal would rezone the property from R-MU-45 (Residential Mixed Use) to TSA-UN-C (Transit Station Area Urban Neighborhood Core) and amend the Central Community Future Land Use Map from Residential/Office Mixed Use to High Density Transit Oriented Development (50 or more dwelling units/acres). The proposed amendments to the Master Plan Future Land Use Map and zoning map is to facilitate a future residential, live/work unit, and retail development and facilitate removing the parking lots on the site. The subject property is zoned R-MU-45 (Residential Mixed Use) and is located within Council District 4, represented by Ana Valdemoros (Staff contact: Nannette Larsen at (385) 386-2761 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com)) **Case numbers PLNPCM2020-00806 & PLNPCM2020-00804**
2. **Conditional Use ADU at approximately 722 S Glendale Street** - Alexis Suggs, project architect, is requesting Conditional Use approval to build an Accessory Dwelling Unit (ADU) over a new detached garage at the above-listed address. The applicant is proposing a studio apartment above a new 2-car garage. The structure would be located on the rear of the lot, adjacent to the alley. The structure would measure approximately 428 square feet in footprint and 20 feet in height. The subject property is zoned R-1/5,000 (Single Family Residential) and is located within Council District 2, represented by Andrew Johnston. (Staff contact: Krissy Gilmore at (385) 214-9714 or [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)) **Case number PLNPCM2020-00566**

3. **Conditional Use ADU at approximately 1781 South 500 East** - Troy Rawlings, property owner, is requesting Conditional Use approval to build an Accessory Dwelling Unit (ADU) over a detached garage at the above-listed address. The applicant is proposing a one-bedroom apartment above a new 2-car garage. The structure would be located on the rear of the lot, near the alley. The structure would measure approximately 480 square feet in footprint and 20 feet 10 inches in height. The subject property is zoned R-1/5,000 (Single Family Residential) and is located within Council District 5, represented by Darin Mano. (Staff contact: Mayara Lima at (385) 377-7570 or mayara.lima@slcgov.com) **Case number PLNPCM2020-00939**

**WORK SESSION ITEM (NOT A PUBLIC HEARING)**

4. **Planning Division Annual Report:** Planning staff will provide a review of 2020 including workloads, accomplishments, potential training topics for 2021, and a review of city priorities for 2021. Staff Contact; Nick Norris, Planning Director at [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com) or 801-535-6173

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.*