

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

**This meeting will be an electronic meeting pursuant to Salt Lake City Emergency  
Proclamation No. 2 of 2020 (2)(b)**

**May 27, 2020 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-05272020>

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 MAY 13, 2020**  
**REPORT OF THE CHAIR AND VICE CHAIR**  
**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **ADU Conditional Use at approximately 2174 South 1900 East** - Antonio Padilla, property owner, is requesting Conditional Use approval for a 750 square foot accessory dwelling unit (ADU) to be located in the basement of a new home proposed at approximately 2174 S 1900 E. The property is zoned R-1/7,000 Single-Family Residential, where ADUs must be processed as a conditional use. The property is located within Council District 7, represented by Amy Fowler. (Staff contact: Chris Earl at (801) 535-7932 or [christopher.earl@slcgov.com](mailto:christopher.earl@slcgov.com)) **Case number PLNPCM2020-00064**
2. **ADU Conditional Use at approximately 567 E Hollywood Ave** - Tom Candee, architect representing the property owner, is requesting Conditional Use approval for an 803 square foot accessory dwelling unit (ADU) to be located in the basement of a new home proposed at approximately 567 E Hollywood Avenue. The property is zoned R-1/5,000 Single-Family Residential, where ADUs must be processed as a conditional use. The property is located within Council District 5, represented by Darin Mano. (Staff contact: Chris Earl at (801) 535-7932 or [christopher.earl@slcgov.com](mailto:christopher.earl@slcgov.com)) **Case number PLNPCM2020-00104**

3. **Maplewood Addition Street Closure & Subdivision Amendment at approximately 6780 W North Temple** - Corbin Bennion, the engineer representing the School and Institutional Trust Lands Administration, the adjacent property owner, is requesting to close the streets dedicated in the Maplewood Addition subdivision located north of Interstate I-80 and west of the Salt Lake International Airport. The subdivision was platted in 1911 but never developed as intended. The applicant would like to close the streets to incorporate it into the adjacent parcel. This request is being referred to the Planning Commission for a second hearing due to a noticing error. The subject property is located in the M-1 (Light Manufacturing) zoning district and Council District 1, represented by James Rogers. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case numbers PLNPCM2019-00567 & PLNSUB2019-00755**

4. **Azure Place Planned Development & Preliminary Subdivision at approximately 637 North 300 West, 641 North 300 West and 642 N Pugsley Street** - Paul Garbett of Garbett Homes, the property owner, is requesting approval for a new residential development at 637 N 300 West, 641 N 300 West and 642 N Pugsley Street. The request is to consolidate the three parcels and subdivide into two-story townhomes. The proposed project is subject to the following:

**POSTPONED**

I. **Planned Development** – The Planned Development approval is needed to address the lack of street frontage, to modify the rear yard setback from 20 feet to a setback of 13.5 feet next to building one and for ten additional parking spaces from what is allowed in the MU (Mixed Use) zoning regulations. **Case number PLNSUB2020-00074**

II. **Preliminary Subdivision** - A preliminary plat is necessary to consolidate the existing three parcels and create individual new lots. **Case number PLNSUB2020-00073**

The site is located within Council District 3, represented by Chris Wharton. (Staff contact: Katia Pace at (801) 535 6354 or katia.pace@slcgov.com)

5. **Zoning Map Amendment at approximately 2960, 2964 & 2970 S Richmond Street** - Mike Akerlow, with Community Development Corporation of Utah, property owner, is requesting a Zoning Map Amendment to rezone the properties at approximately 2960, 2964 and 2970 S Richmond Street from R-1/7,000 Single-Family Residential District to R-MU-45 Residential/Mixed Use District. The applicant would like to rezone the properties to redevelop them as a multi-family residential development which would consist of 60 to 80 residential units. The proposed development would include market rate as well as affordable residential units. The property is zoned R-1/7,000 Single-Family Residential. The property is located within Council District 7, represented by Amy Fowler. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00108**

6. **Telegraph Exchange Lofts Rezoning, Master Plan Amendment & Planned Development at approximately 833 & 847 South 800 East** - Micah Peter of Clearwater Homes, the property owner, is requesting a Master Plan Amendment, Zoning Map Amendment, and Planned Development approval to construct a twenty-three (23) unit residential development called the Telegraph Exchange Lofts at 833 & 847 South 800 East. The proposal involves two (2) properties, one of which would be rezoned. A total of six (6) residential lofts would be developed within the existing Telegraph Exchange Building and an additional seventeen (17) new 3-story townhouse units would be added to the site. A total of 47 parking spaces will be provided. The proposed project is subject to the following petitions:

- I. **Master Plan Amendment** - The petitioner is requesting to amend the future land use map in the Central Community Master Plan from low-density residential to medium/high density residential for the parcel at 833 South 800 East. **Case number PLNPCM2019-01110**
- II. **Zoning Map Amendment** - The petitioner is requesting to amend the zoning map designation of the property at 833 South 800 East from R-2 Single and Two-Family Residential to the RMF-45 – Moderate/High Density Residential Zoning district. **Case number PLNPCM2019-01111**
- III. **Planned Development** –Planned Development approval is needed to address various yard setbacks to property lines for the proposed multi-family development. **Case number PLNSUB2019-01112**

The property is located within Council District 5, represented by Darin Mano. (Staff contact: David Gellner at (801) 535-6107 or david.gellner@slcgov.com)

*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.*