

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

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

August 26, 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
- SLCTv Channel 17 Live: 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 or connect with us on Webex at:

- <http://tiny.cc/slc-pc-08262020>

Instructions for using Webex will be provided on our website at SLC.GOV/Planning

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM

APPROVAL OF MINUTES FOR AUGUST 12, 2020

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Rosewood Park Alley & Street Vacation** - Olga Crump of the Real Estate Services Department of Salt Lake City is requesting alley and street vacations within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay's Improved Subdivision, recorded in 1887, but were never constructed. These requests were brought before the Planning Commission on January 22, 2020 seeking a recommendation for a street closure and alley vacation. The request for a street closure has been amended and is now a request for a street vacation. The property is zoned OS (Open Space) and is located within Council District 1, represented by James Rogers. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case numbers PLNPCM2019-01036 & PLNPCM2019-01037**
2. **West End Alley Vacation at approximately 740 West 900 South** - Maximilian Coreth, property owner, is requesting to vacate a small triangular portion of the alley abutting the west side of the property at the above said address. This is not a request to vacate the entire alley. The applicant is requesting to vacate this portion of the alley in order to acquire the property to square off the southwestern corner of his property for future development. The property is zoned M-1 (Light Manufacturing) and is located within Council District 2, represented by Andrew Johnston. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00268**

3. **Izzy South Design Review at approximately 534 East 2100 South** - Ryan McMullen, Applicant, is requesting Design Review approval for a proposed 71-unit mixed use building located at approximately 534 East 2100 South by the name of "Izzy South." The Applicant is requesting a modification of the maximum height requirement to accommodate architectural features on the front-facing façade of the proposed building. The property is zoned CB (Community Business) and is located within Council District 7, represented by Amy Fowler. (Staff Contact: Caitlyn Miller at (385) 202-4689 or caitlyn.miller@slcgov.com) **Case number PLNPCM2020-00222**
4. **Gateway Storage Planned Development at approximately 134 South 700 West** - Austin Lundskog, Applicant, is requesting Planned Development and Design Review approval of a proposed self-storage facility 103,500 sq. ft. in size at approximately 134 South 700 West. The property is zoned GMU (Gateway Mixed Use) and is located within Council District 4, represented by Analia Valdemoros. (Staff contact: Caitlyn Miller at (385) 202-4689 or caitlyn.miller@slcgov.com) **Case numbers PLNPCM2020-00182 and PLNPCM2020-00399**
5. **Stanford Commons Planned Development & Preliminary Subdivision at approximately 2052 E Michigan Avenue** – Jessica Sluder from Alta Development Group, LLC, representing the property owner, is requesting approval for a new residential development at the above listed address. The proposal includes demolishing the discontinued pool area on the site and subdividing the property into four (4) lots for a proposed construction of three (3) single-family attached dwellings. The proposed project is subject to the following petitions:
 - a. **Planned Development** – Planned Development is requested to modify the required front yard setback from 20 feet to approximately 18 feet, and lot area from 3,000 square feet to approximate lot area ranging between 2,000 and 2,500 square feet for the new lots. **Case number PLNPCM2020-00230**
 - b. **Preliminary Subdivision** – Preliminary Plat approval is needed to create four (4) new lots. **Case number PLNSUB2020-00231**

The property is zoned RMF-30 (Low Density Multi-Family Residential) and is located within Council District 6, represented by Dan Dugan (Staff contact: Linda Mitchell at (385) 386-2763 or linda.mitchell@slcgov.com)

6. **Zoning Map Amendment at approximately 1301 & 1321 South State Street** - Glen Anderson, representing the property owner, is requesting a Zoning Map Amendment to rezone the properties at 1301 and 1321 S. State Street currently zoned CC (Corridor Commercial) to the FB-UN2 (Form Base Urban Neighborhood 2) zoning district. This zoning amendment will also add this corner to other sites/corners in the FB-UN2 that allow buildings up to 65 feet in height. The applicant feels that the intent of the FB-UN2 zoning district better aligns with the potential use of the corner lot and the potential for a new mixed-use building (to replace the existing buildings on the parcels). The FB-UN2 also has design standards that were created to reduce the impacts of increase height and density. The properties are located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at (801) 535-6354 or katia.pace@slcgov.com) **Case number PLNPCM2020-00328**

7. **ADU & Special Exception at approximately 1362 South 1300 East** - Dwight Yee, property owner representative, is requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) in the rear yard of the property located at 1362 S 1300 E. The ADU will measure 640 square feet with a height of approximately 16 1/2 feet. The applicant is also requesting Special Exception approval for grade changes and retaining walls exceeding 4 feet in height. The requested grading and retaining walls are located within the rear and side yards. The property is zoned R-1/5,000 Single-Family Residential and is located within Council District 5, represented by Darin Mano. (Staff contact: Amanda Roman at (801) 535-7660 or amanda.roman@slcgov.com) **Case numbers PLNPCM2020-00358 & PLNPCM2020-00454**

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at 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.