

SALT LAKE CITY PLANNING COMMISSION MEETING AMENDED AGENDA

**This meeting will be an electronic meeting pursuant to the
Salt Lake City Emergency Proclamation**

April 28, 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
- 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-04282021>

You may also call in to join the WebEx meeting at:

- (408) 418-9388 access code: 187 382 0601

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

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM **REPORT OF THE CHAIR AND VICE CHAIR**

REPORT OF THE DIRECTOR

The Planning Division will ask the Planning Commission to initiate a petition to amend a section of 21A.59 Design review, specifically section 21A.59.050 of the zoning code, for the purpose of clarifying how the standards in this section apply to applications for design review. Other related section of Title 21A may also be amended to clarify the application of standards.

CONSENT AGENDA

1. **Time Extension Request for the Rose Park Buddhist Temple Conditional Use at approximately 1185 West 1000 North** - The Rose Park Buddhist Temple is requesting a one year time extension approval for the Conditional Use approval for a renovated 2-story place of worship located at 1185 W 1000 N in the R-1/7,000 Single Family zoning district. The applicant has indicated that additional time is needed due to delays related to the current COVID-19 pandemic. The Conditional Use was approved by the Planning Commission on April 8, 2020. The property is located within Council District 1, represented by James Rogers. (Staff Contact:

Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case Number PLNPCM2020-00078**

2. APPROVAL OF MINUTES FOR APRIL 14, 2021

PUBLIC HEARINGS

1. **Master Plan and Zoning Map Amendment at approximately 461 S 400 E**- 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. *A public hearing was previously held before the Planning Commission on February 10, 2021 but must be held again due to a public noticing error.* The subject property is zoned R-MU-45 (Residential Mixed Use) and is located in Council District 4 represented by Ana Valdemoros (Staff contact: Nannette Larsen at (385) 386-2761 or nannette.larsen@slcgov.com) **Case number PLNPCM2020-00806 & PLNPCM2020-00804**
2. **Master Plan Amendment and Rezone at approximately 554 and 560 South 300 East** - Salt Lake City has received a request from Mariel Wirthlin, with The Associated Group and representing the property owner of 554 and 560 South 300 East, to amend the Central Community Master Plan and the zoning map. The proposal would rezone the properties located at approximately 554 and 560 South 300 East from RO (Residential Office) to RMU (Residential/Mixed Use) and amend the Central Community Future Land Use Map from Residential/Office Mixed Use to High Mixed Use. The proposed Master Plan amendment to High Mixed Use and rezone to RMU is intended to allow retail service uses on the property, in addition to office use. *A public hearing was previously held before the Planning Commission on January 13, 2021 but must be held again due to a public noticing error.* The subject property is zoned RO (Residential Office) and is located within Council District 4, represented by Ana Valdemoros (Staff contact: Nannette Larsen at (385) 386-2761 or nannette.larsen@slcgov.com) **Case number PLNPCM2020-00604 & PLNPCM2020-00712**
3. **Ville 9 Apartments at approximately 1045 N 900 W** - Joe Colosimo, representing the property owner, submitted a Design Review and a Planned Development application for the property located at approximately 1025 North 900 West—behind the old Salt City Inn Motel—for a proposed three-story, 30-unit apartment building. In addition to the proposed structure, the Applicant will redevelop the adjacent property's motel into 25 more units as part of the project. The proposed project sits on a unique lot located within the RMF-35 Moderate Density Multi-Family Residential District (on the north half) and the CB Community Business District (on the south half). The property is currently vacant and has been for some time.

The application for Design Review and Planned Development is to modify the following:

- Allowing a setback of 50 feet—beyond the permitted 15-foot maximum setback in the CB district.
- Allowing a structure with a gross floor area larger than 15,000 square feet.
- Allowing some required parking to back into an alley.
- Allowing construction on a lot that is narrower than the required width in the RMF-35 district.
- Exempting some parts of the property line adjacent to the Interstate Highway right-of-way from freeway landscaping requirements.

The property is located within Council District 1, represented by James Rogers. (Staff contact: Aaron Barlow, 385-386-2764, aaron.barlow@slcgov.com). **Case number PLNPCM2020-00923 & PLNPCM2012-00098**

4. **SoHi Apartments Design Review at approximately 927 S 400 W** - Southern Highlands Apartments Design Review at 927 S 400 W - Mark Garza, of TLG Company has requested Design Review approval for the Southern Highlands Apartments project to be located on a 0.50 acre (21,800 square feet) parcel in the CG – General Commercial zoning district. The proposed project is for a 104-unit apartment building that will be a mix of 1 bedroom, 2 bedroom and studio apartment units. The proposed building will be 75-feet tall consisting of 5 levels of apartments over 3 levels of parking, one of which will be underground. Buildings in excess of 60-feet tall in the CG zoning district are allowed through the Design Review process with Planning Commission approval. The applicant is going through the Design Review process to request an additional 15-feet of building height over the 60-feet allowed by right in the district. The subject property is located within Council District 5, represented by Darin Mano. (Staff contact: David J. Gellner at (385) 226-3860 or david.gellner@slcgov.com) **Case Number PLNPCM2020-00662**
5. **Special Exception for Outdoor Dining at approximately 1693 S 900 E** - Robert Plumb, property owner, is requesting approval for an outdoor dining patio within the buildable area associated with an existing restaurant. Outdoor dining, as an accessory use is allowed as a special exception. The Planning Commission has final decision-making authority for special exceptions. The subject property is located in the CN (Neighborhood Commercial) zoning district. The subject property is located within Council District 5, represented by Darin Mano. (Staff contact: Krissy Gilmore at (801) 535-7780 or Kristina.gilmore@slcgov.com) **Case number PLNPCM2020-00858**
6. **Jensen Accessory Dwelling Unit at approximately 44 North Wolcott Avenue** - Kimble Shaw, representing the property owner, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached structure at approximately 44 North Wolcott Avenue. The subject property is located in the R-1/5,000 Single-Family Residential zoning district and is located in Council District 3, represented by Chris Wharton. Staff contact: Caitlyn Tubbs at (385) 315-8115 or caitlyn.tubbs@slcgov.com) **Case number PLNPCM2021-00038**

- 7. 7-Eleven Rebuild Conditional Use and Design Review at approximately 1690 S 900 W**
- 7-Eleven store owners, represented by Horrocks Engineers, submitted two applications related to a proposal to rebuild the current 7-Eleven store and gas station at approximately 1690 South 900 West. The applications are for conditional use approval to operate a gas station in the CB zoning district (Community Business); and for design review approval to exceed the 15-foot maximum setback with the new building, with a setback of 70 feet from the front lot line along 900 West (the current building already exceeds this same setback). The site is located in Council district #2, represented by Andrew Johnston. Staff contact; Casey Stewart at 385-226-8959 or casey.stewart@slcgov.com) **Case number PLNPCM2020-00862 & PLNPCM2020-00956**

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.