

## SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

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

May 12, 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-05122021>

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 APRIL 28, 2021**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

### **PUBLIC HEARINGS**

1. **Neighborhood House Greenhouse at approximately 1050 West 500 South** - A request by Ying Peng of FFKR Architects on behalf of the property owner, Neighborhood House, for construction of a greenhouse at approximately 1050 West 500 South. The greenhouse is approximately 17' tall and 960 sq. ft. and will be in addition to the existing structures and amenities on the site. The proposed location of the greenhouse is in a required yard and must be reviewed as a Planned Development. The subject property is in the I (Institutional) zoning district and is within Council District 2, vacant (Staff contact: Sara Javoronok at (385) 226-4448 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case Number PLNPCM2021-00086**
2. **Modifications to the Twenty Ones Design Review at approximately 2105 East 2100 South** – A request by Tom Henriod, with Rockworth Companies, for modifications to a Design Review approval for a new mixed-use development at approximately 2105 East 2100 South in the CB (Community Business) zoning district. The development includes two buildings with approximately 21,000 SF of commercial space and 109 residential units. The applicant received Design Review approval on September 23, 2020 for a building over 7,500 square feet in size and to allow 3' of additional height. Since that time, the applicant has been working through the process to receive their building permits and some changes have been made to the buildings which include: architectural details, exterior building materials, and the overall design of the North building facade. In accordance with section 21A.59.080, these types of modifications to the approved Design Review plans require approval from the Planning Commission. The subject property is located within Council District 6, represented by Dan Dugan (Staff contact: Krissy Gilmore at (801) 535-7780 or [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)) **Case number PLNPCM2019-01170**

3. **Zoning Map & Master Plan Amendment at 203, & 221 East 2100 South & 1991 South 200 East**

- Chris Lee, representing CTAG, LLC and Green Haven Homes, LLC, the property owners, is requesting to amend the Central Community Master Plan future land use map and the zoning map for the properties located at 203 E 2100 S, 221 E 2100 S & 1991 S 200 E. The intent is to allow development of a mixed-use project with multi-family housing on the subject parcels. No specific site development proposal has been submitted at this time. This project requires both a Zoning Map and Master Plan Amendment.

a. **Zoning Map Amendment** - The properties are currently zoned RMF-45 (Moderate/High Density Multi-Family Residential). The petitioner is requesting to amend the zoning map designation of the properties to FB-UN2 (Form Based Urban Neighborhood) **Case number PLNPCM2021-00029**

b. **Master Plan Amendment** - The associated future land use map in the Central Community Master Plan currently designates the properties as "Medium High Residential". The petitioner is requesting to amend the future land use map for the parcels to "High Mixed Use". **Case number PLNPCM2021-00104**

The project is located within the RMF-45 (Moderate/High Density Multi-Family Residential District zoning district) within Council District 5, represented by Darin Mano (Staff contact: Chris Earl at (385) 386-2760 or christopher.earl@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.*