

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

**This meeting will be an electronic meeting held without an anchor location  
June 9, 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 based on the following determination by the Planning Commission Chair:

*I, Chair of Planning Commission, hereby determine that conducting public meetings at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Due to the Center for Disease Control and Prevention (CDC) social distancing requirements, I find that conducting a meeting at the anchor location constitutes a substantial risk to the health and safety of those who may be present at the location.*

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-06092021>

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 26, 2021**  
**REPORT OF THE CHAIR AND VICE CHAIR**  
**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **Ice House Design Review at approximately 430 West 300 North** - The applicant, Amanda Risano with Kimley-Horn, representing the property owner, is requesting approval for Design Review to develop the property located at approximately 430 West 300 North. The proposal is to construct a new multi-family residential building. The proposed building will encompass 393 studio, one, and two-bedroom units. The applicant is requesting Design Review by the Planning Commission to allow for a building that exceeds the maximum street facing façade length, stucco that exceeds the maximum 10% of the facade material, a reduction in the percent of glazing on the ground floor, and a modification of the spacing of building entrances. The project is located within the TSA-UC-C (Transit Station Area Urban Center Transition) zoning district and within Council District 3, represented by Chris Warton. (Staff contact: Nannette Larsen at (385) 386-2761 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com))  
**Case number PLNPCM2020-00986**

2. **Zoning Map Amendment at approximately 835 S Redwood Road & 1668 W Indiana Avenue** - Salt Lake City has received a request from property owner Khiem Tran requesting that the City amend the zoning map for two (2) properties located at 835 S Redwood Road and 1668 W Indiana Avenue respectively. The property at 1668 W Indiana currently contains an individual single-family dwelling while the other property is vacant. The applicant is requesting to change the zoning map designation of the property from R-1/5,000 (Single-Family Residential) to R-MU-45 (Residential/Mixed Use). No specific site development proposal has been submitted at this time. The change is consistent with changes identified in the Westside Master Plan which identified the intersection of Redwood and Indiana as the location of a future Community Node. The Master Plan is not being changed. The property is located within Council District 2, represented by Dennis Faris. (Staff contact: David J. Gellner at (385) 226-3860 or david.gellner@slcgov.com) **Case number PLNPCM2021-00249**
  
3. **Planned Development & Preliminary Plat at approximately 1844 & 1852 East 2700 South** - David and Barbara Harvath, property owners, are requesting Planned Development and Preliminary Plat approval to subdivide two lots at 1844 E 2700 S and 1852 E 2700 S and create a third lot in the rear portion of 1852 E 2700 S. The newly created lot would be created to facilitate a new single-family residence. The request would result in three lots that do not meet minimum lot width requirements but would meet the minimum lot size as required in the R-1/12,000 Single-Family Residential zoning district. The project is located in the R-1/12,000 (Single-Family Residential District) within Council District 7, represented by Amy Fowler. (Staff contact: Chris Earl at (385-386-2760 or christopher.earl@slcgov.com)
  - a. **Planned Development:** The R-1/12,000 zoning district requires a minimum lot width of 80 feet. The proposed lot width for the lot located at 1844 E 2700 S would be 67.3 feet wide, the proposed lot width for the lot located at 1852 E 2700 S would be 68.7 feet wide and the proposed lot width for the newly created lot would be 24 feet wide. Planned Development approval is required due to the requested modified lot width for the new and existing lots. **Case number PLNPCM2020-00826**
  
  - b. **Preliminary Plat** - The proposal requires preliminary subdivision approval to modify the existing two lots to create an additional lot, three in total. This is normally an administrative process that can be approved by Planning staff, but because the application is tied to the Planned Development, the subdivision is being taken to the Planning Commission for joint approval. **Case number PLNSUB2021-00111**
  
4. **Lake Street ADU at approximately 927 S Lake Street** - Dave Brach, representing the property owner of 927 S. Lake Street, is requesting Conditional Use approval for an internal Accessory Dwelling Unit (ADU) located within the basement of a new single-family dwelling. The ADU will be approximately 1,170 square feet in size. The property is zoned R-1/5000, where ADUs must be processed as a conditional use. The subject property is location within Council District 5, represented by Darin Mano. (Staff Contact: Kelsey Lindquist at (385) 226-7227 or kelsey.lindquist@slcgov.com) **Case number PLNPCM2021-00192**
  
5. **Keane Unit Legalization at approximately 40, 42, & 44 West 500 North** - Ruairi Keane, property owner, is requesting a Special Exception to legalize an existing third unit in his building located at approximately 40 West, 42 West and 44 West 500 North. The property is located within the R-2 Zoning District and is located within Council District 3 represented by Chris Wharton. (Staff contact: Caitlyn Tubbs at (385) 315-8115 or caitlyn.tubbs@slcgov.com) **Case number PLNPCM2021-00030**

6. **Height & Grading Special Exceptions at approximately 1725 S Devonshire Drive** - Kim Coates, on behalf of the property owners, is requesting special exception approval to construct a new single-family detached structure that exceeds the maximum permitted building height and maximum allowable grade changes in the FR-2/21,780 Foothills Residential District. The subject property is located at 1725 S Devonshire Drive and is undeveloped. There is a 185 square foot section of the front facing elevation that will exceed the zones maximum height limit of 28 feet by 3 feet. The grade changes requiring approval to exceed 6 feet within the buildable area and 4 feet within the rear yard area are requested for a portion of the driveway and to create a backyard patio. The subject property is located within the FR-2/21,780 Foothills Residential and within Council District 6, represented by Dan Dugan. (Staff contact: Amanda Roman at (385) 386-2765 or amanda.roman@slc.gov.com) **Case number PLNPCM2021-00238**
7. ~~**Design Review at 150 S Main Street Apartments**~~ — Dwell Design Studio on behalf of Hines Acquisitions, LLC has requested ~~Design Review approval for the 150 S Main Street Apartments to be located at approximately 150 South Main Street on the site of the long vacant Utah Theatre. The combined 0.89-acre (39,000 square feet) parcel is owned by the Redevelopment Agency of Salt Lake City and is located in the~~ **POSTPONED** ~~ed project is for a 400-unit mixed-use residential apartment building with a walkway/plaza and a park amenity on the top of the~~ square feet of retail space will be included at the ground floor, fronting on main street. The proposed 31-story building will be approximately 368-feet tall with an additional 24-feet included for rooftop mechanical equipment and elevator overruns. The total height of the building will be approximately 392 feet. Buildings in excess of 100-feet tall in the D-1 zoning district may be approved through the Design Review process with Planning Commission approval. In addition, the Design Review process is also being requested to allow the residential lobby entrance to be set back 10-feet from Main Street, in excess of the requirement of a maximum of 5-feet. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: David J. Gellner at (385) 226-3860 or david.gellner@slc.gov.com) **Case number PLNPCM2021-00024**

*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.*