

Salt Lake City Planning Commission
Summary of Actions
June 23, 2021 5:30 p.m.
This meeting was held electronically

1. **Bueno Avenue Apartments - Planned Development, Conditional Use, Zoning Map and Master Plan Amendment at approximately 129 S 700 East** - Kevin Perry, representing the property owner, is requesting approval for a new residential development, the Bueno Avenue Apartments, at the stated location. The project proposes to consolidate 10 parcels and replace the existing structures with two buildings: a single-story amenity building fronting 700 East and a 4-story apartment building on the interior of the site. The apartment building would consist of a "Rooming House" with 65 units ranging from 1 bedroom to 4-bedroom units. The total site is approximately 1.55 acres. The proposed project is subject to the following applications:
 - a. Planned Development - The Planned Development is needed to address modifications to the RMF-45 zoning requirements. Changes comprise of reducing the side (proposed 2.8', required 8') and rear yard (proposed 15.4', required 30') setbacks, additional 5' in height, reduction of lot width (66' proposed, 80' required) and allowing the accessory building in the front yard.
 - b. Conditional Use - Requesting a "Rooming House" land use designation, which is allowed in the RMF-45 zoning district as a conditional use.
 - c. Zoning Map Amendment – The current zoning of 7 of parcels on the site is SR-3, and zoning on 3 of the parcels is RMF-45. The applicant is requesting to amend the zoning map designation of the seven parcels zoned SR-3 to RMF-45.
 - d. Master Plan Map Amendment - The associated future land use map in the Central Community Master Plan currently designates the property as "Medium Density Residential". The petitioner is requesting to amend the future land use map for the parcels to be "Medium High Density Residential".

The project is located within the RMF-45 (Moderate/High Density Multi-Family Residential District zoning district) within Council District 4, represented by Analia Valdemoros (Staff contact: Katia Pace at (385) 226-8499 or katia.pace@slcgov.com). **Case numbers PLNPCM2021-00045, PLNPCM2021-00046, PLNPCM2021-00048 & PLNPCM2021-00047**

Action: Tabled - Case numbers PLNPCM2021-00045 Planned Development & PLNPCM2021-00046 Conditional Use

Action: A positive recommendation was forwarded to City Council - Case numbers PLNPCM2021-00048 Zoning Map Amendment & PLNPCM2021-00047 Master Plan Amendment

2. **Encircle Family Services Rezone at approximately 331 South 600 East** - Wade Budge and McKay Ozuna, representing the property owner, are requesting a zoning map

amendment to allow for the establishment of a small café within the property owner's building located at the address listed above. The current zoning is RMF-35 and the Applicants have requested the zoning designation of R-MU-35. The subject property is located in Council District 4 represented by Analia Valdemoros. (Staff contact is Caitlyn Tubbs at caitlyn.tubbs@slcgov.com or 385-315-8115). **Case number PLNPCM2021-00268.**

Action: A positive recommendation was forwarded to City Council

- 3. Cowley ADU at approximately 738 E 1700 S** - Cody Cowley, property owner, is requesting Conditional Use approval for a conversion of the existing loft space above the detached 2-car garage into an Accessory Dwelling Unit (ADU) at approximately 738 E 1700 S. No changes to the exterior are proposed. The subject property is located in the R-1/7000 (Single-Family Residential) zoning district and is located within Council District 7, represented by Amy Fowler. (Staff contact: Linda Mitchell at 385-386-2763 or linda.mitchell@slcgov.com). **Case number PLNPCM2021-00259**

Action: Approved

Disclaimer: A written record of decision for any item where the Commission made a final decision will be created by the staff planner. If you are interested in receiving a copy of the record of decision for any agenda item, please contact the planner listed for that agenda item.

Any final decision made by the Planning Commission can be appealed by filing an "appeal of decision" application within 10 days of the decision. Contact the Planning Division for more information about filing an appeal.

Dated at Salt Lake City, Utah this 24th day of June 2021
Aubrey Clark, Administrative Secretary