

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
This meeting will be an electronic meeting held without an anchor location
June 23, 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, Brenda Scheer, Chair of the Planning Commission, hereby determine that with the ongoing COVID-19 pandemic conditions existing in Salt Lake City that meeting at an anchor location presents a substantial risk to the health or safety of those who would be present and that the City County building has been ordered closed to the public for health and safety reasons.

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:

- <https://bit.ly/slc-pc-06232021>

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 JUNE 9, 2021
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

PUBLIC HEARINGS

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**

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.**
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**

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.