

Salt Lake City Planning Commission
Summary of Actions AMENDED
July 28, 2021 5:30 p.m.
This meeting was held electronically

1. **University Ivory House Zoning Map Amendment, Planned Development & Design Review at approximately 1780 E. South Campus Drive** - Ashley Hadfield, project representative for the Clark and Christine Ivory Foundation, is requesting approval to construct a multiple building student housing development located at the address listed above. The development consists of 4 buildings, 3 of which have public street frontage on Mario Cappechi Drive and South Campus Drive. Approximately 536 student housing units will be distributed among the 4 buildings. As part of this proposal, the applicant is seeking a zoning map amendment from the I (Institutional) to R-MU (Residential/Mixed Use). Additionally, planned development and design review approval is required for the proposed development.
 - a. Zoning Map Amendment: The associated zoning map amendment is requested to accommodate the proposed student housing development. The existing parcel is currently zoned I (Institutional) zoning, the applicant is seeking a rezone to R-MU (Residential/Mixed Use) zoning. **Case number PLNPCM2021-00313**
 - b. Planned Development: Planned Development approval is required for buildings without public street frontage. **Case number PLNPCM2021-00314**
 - c. Design Review: Design Review approval is required to exceed the maximum front yard setback in the R-MU (Residential/Mixed Use) zoning district. The applicant is seeking Design Review to exceed the maximum front yard setback to preserve the existing mature landscaping along South Campus Drive and Mario Cappechi Drive. **Case number PLNPCM2021-00315**

The subject property is located within the I (Institutional) zoning district and council district 6, represented by Dan Dugan. (Staff contact: Kelsey Lindquist at (385) 226-7227 or kelsey.lindquist@slcgov.com)

Action: Forwarded a positive recommendation to City Council on item a., approved items b and c with conditions.

2. **Azure Place Planned Development & Preliminary Subdivision at Approximately 637, 641, 645 North 300 West & 642 North Pugsley Street** - Paul Garbett, of Garbett Homes, is requesting approval for a new residential development at 637, 641, 645 N 300 West & 642 N Pugsley Street. The request is to consolidate four parcels and subdivide the property to create 38 residential three-story townhomes. The proposed project is subject to the following applications:
 - a. **Planned Development** – The Planned Development approval is needed to address the lack of street frontage. **Case number PLNPCM2021-00248**
 - b. **Preliminary Subdivision** - A preliminary plat is necessary to consolidate the existing four parcels and create individual new lots. **Case number PLNSUB2021-00242**

The subject property is currently zoned MU (Mixed Use) and is located in council district 3, represented by Chris Wharton. (Staff contact: Katia Pace at (385) 226-8499 or katia.pace@slcgov.com)

Action: Approved with conditions.

- 3. Kensington Avenue Alley Vacation** - Steven Black, property owner at approximately 1236 East Kensington Avenue, representing the property owners of the adjacent parcels, is requesting to vacate the 11-foot wide alley within the 1200 block of East Kensington and Bryan Avenues that runs east to west from 1300 East to the McClelland Trail (Jordan & Salt Lake City Canal). The intent of the request is to incorporate the unused alley into the adjacent properties. The subject alley is located in Council District 5, represented by Darin Mano. (Staff contact: Aaron Barlow at (385) 386-2764 or aaron.barlow@slcgov.com) **Case number PLNPCM2021-00413**

Action: A positive recommendation was forwarded to City Council

- 4. Conditional Use West Coast Towing Impound Lot at approximately 1050 South 500 West** – Heather Leyvay, representing West Coast Towing, is requesting Conditional Use approval to allow a licensed impound lot on the property located at the address listed above. The subject property is zoned CC (Corridor Commercial) and is located in Council District 2, represented by Dennis Faris. (Staff contact: Anna Anglin at 385-272-2879 or anna.anglin@slcgov.com) **Case number PLNPCM2021-00540**

Action: Approved with conditions

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 9th day of August 2021
Aubrey Clark, Administrative Secretary