

SALT LAKE CITY PLANNING COMMISSION MEETING AMENDED AGENDA
This meeting will be an electronic meeting held without an anchor location
July 28, 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, Planning Commission Chair, hereby determine that with the ongoing COVID-19 pandemic conditions existing in Salt Lake City including, but not limited to, this week's spike in Utah Covid-19 hospitalizations and the presence of the more aggressive and contagious delta variant, that meeting at an anchor location presents a substantial risk to the health or safety of those who would be present.

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-07282021>

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 JULY 14, 2021
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

PUBLIC HEARINGS

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)

- ~~2. **Planned Development & Preliminary Subdivision Plat Hoyt Place Phase 2 at approximately 843 and 845 W Hoyt Place** — Dave Robinson is requesting approval of a preliminary subdivision plat as a planned development to divide single-family detached dwellings at approximately 843 and 845. Planned development application is the new lots would front a private alley rather than a public street, and the lots would have reduced building setbacks. The subject property is located in Council district 2. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com) **Case numbers PLNSUB2019-00219 & PLNSUB2019-00307**~~

POSTPONED

- 3. **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)

- 4. **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**
- 5. **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**

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.