

**SALT LAKE CITY PLANNING DIVISION**  
**PLANNING COMMISSION MEETING AMENDED AGENDA**  
**September 8, 2021 at 5:30 p.m.**  
**(The order of the items may change at the Commission's discretion)**

**ATTENTION:** This meeting will **not** have an anchor location at the City & County Building based on the following determination by the Planning Commission Chair:

*I, \_\_\_\_\_, 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](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:

- <https://bit.ly/slc-pc-09082021>

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 AUGUST 25, 2021**  
**REPORT OF THE CHAIR AND VICE CHAIR**  
**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **Bueno Avenue Apartments - Zoning Map and Master Plan Amendment at approximately 129 South 700 East** - Kevin Perry, representing the property owner, is requesting approval for a master plan and zoning map amendment to accommodate 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 rooming (boarding) house on the interior of the site. The rooming house would consist of 65 units ranging from 1 bedroom to 4-bedroom units. The total site is approximately 1.55 acres. The proposed project is also subject to a planned development and a conditional use. A previous public hearing was held with the Planning Commission on June 23, 2021 where the commission voted for a favorable recommendation to amend the master plan and zoning map, but the vote was later recalled because City code requires that the Planning Commission consider the housing mitigation report required for zoning amendments prior to making a recommendation to the City Council. The planned development and conditional use associated with this project were

tabled by the Planning Commission and will be considered at a later date. The following applications will be reviewed at this time:

- a. **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. As part of the Zoning Amendment the Planning Commission will review a Housing Loss Mitigation Report. The applicant is requesting to amend the zoning map designation of the seven parcels zoned SR-3 to RMF-45. **Case number PLNPCM2021-00048**
- b. **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". **Case number PLNPCM2021-00047**

The project is located within the RMF-45 (Moderate/High Density Multi-Family Residential District) and the SR-3 (Special Development Pattern Residential District) and within Council District 4, represented by Analia Valdemoros (Staff contact: Katia Pace at (385) 226-8499 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com))

~~2. **Building Height & Grading Special Exceptions at approximately 1484 E Tomahawk Drive**~~

~~Mitchell Peterson, property owner, is requesting special exception approval to construct a new single-family detached structure that exceeds the maximum permitted building height and maximum building footprint in the FR-3/12,000 Foothills Residential District. The subject property is located at 1484 E Tomahawk Drive and is undeveloped. The additional building height ranges between 4 and 6 feet along the northeast and east building facades. The grade changes require approval to exceed 6 feet within the buildable area and 4 feet within the required front and rear yard areas for a portion of the driveway and to create a backyard patio. The subject property is located within the FR-3/12,000 Foothills Residential and within Council District 3, represented by Chris Wharton (Staff contact: Linda Mitchell at (385) 386-2763 or [linda.mitchell@slcgov.com](mailto:linda.mitchell@slcgov.com)) **Case number PLNPCM2021-00372**~~

**POSTPONED**

3. **Baggett Accessory Dwelling Unit at approximately 2274 S Green Street** - Michael Lawlor of Branch Design, representing the property owner, has requested conditional use approval for a 17-foot tall, 674.5-square-foot accessory dwelling unit (ADU) that will be situated in the rear, southwest corner of the property located at 2274 South Green Street. The property is zoned R-1/7,000, Single Family Residential District, where ADUs that are separate from the primary structure must be processed as a conditional use. This property is located within Council District 7, represented by Amy Fowler (Staff contact: Aaron Barlow at (385) 386-2764 or [aaron.barlow@slcgov.com](mailto:aaron.barlow@slcgov.com)) **Case number PLNPCM2021-00653**

*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.*