

**SALT LAKE CITY PLANNING DIVISION**  
**PLANNING COMMISSION MEETING AMENDED AGENDA**  
**September 22, 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, 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](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-09222021>

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 SEPTEMBER 8, 2021**  
**REPORT OF THE CHAIR AND VICE CHAIR**  
**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **Building Height & Grading Special Exceptions at approximately 1484 E Tomahawk Drive** - Mitchell Peterson, the property owner, is requesting special exception approval to construct a new single-family detached structure that exceeds the maximum permitted building height and maximum allowable grade changes 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 1.5 and 5.5 feet along the northeast and east building façades. 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 is located in Council District 3, represented by Chris Wharton. (Staff contact: Wayne Mills at (385) 226-8461 or [wayne.mills@slcgov.com](mailto:wayne.mills@slcgov.com)) **Case Number PLNPCM2021-00372**

2. **Jefferson Court Planned Development & Preliminary Condo Plat** - Northstar Builders, represented by Kaia Ragnhildstveit, is requesting planned development and preliminary condo plat approval for an infill development at approximately 850 S Jefferson Street. The property is located in the FB-UN1 Form Based Urban Neighborhood District. The proposal is to construct one new "urban house" and three new "row houses". There is an existing single-family home on the property that will be retained and renovated as a part of the proposal. Planned Development approval is required to modify the projects front and rear yard setbacks. The property is located in Council District 4, represented by Ana Valdemoros. (Staff contact: Amanda Roman at (385) 386-2765 or amanda.roman@slcgov.com) **Case numbers PLNPCM2021-00421 & PLNSUB2021-00789**
  
3. **@2100 Apartments II Design Review** - G. Lyman Adams, the property owner, is requesting approval for a new multi-family residential building located at approximately 1967 S 300 West. The proposed project is for a 160-unit apartment building that would sit on 1.98 acres and would range from a studio, one-bedroom, and two-bedroom floorplans. The proposed building height would be 77 feet and 3 inches tall, consisting of 4 levels of apartments over two levels of parking. The Design Review process is needed for the additional 17 feet and 3 inches of building height over the 60-feet allowed in the CG General Commercial Zone. The subject property is located in Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at (385) 226-8499 or katia.pace@slcgov.com) **Case number PLNPCM2021-00204**
  
4. **Significant Water Consuming Land Uses Text Amendment** - Mayor Erin Mendenhall has initiated a petition to amend the text of the zoning ordinance related to land uses that consume significant amounts of water. The proposal would implement a limit on the amount of water that certain land uses can utilize. The limit affects multiple zones and multiple land uses citywide. The ordinance also amends and clarifies the definitions of related land use terms. Other related standards of Title 21A Zoning may be amended as part of this petition. (Staff contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com) **Case number PLNPCM2021-00635**

## **OTHER BUSINESS**

### **1. Chairperson and Vice-Chairperson Elections**

*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.*