

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AMENDED AGENDA
October 27, 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, Amy Barry, Chair of the Planning Commission, hereby determine that with the ongoing COVID-19 pandemic conditions existing in Salt Lake City including, but not limited to, the elevated number of cases, that meeting at an anchor location presents a substantial risk to the health and 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@slc.gov or connect with us on Webex at:

- <https://bit.ly/slc-pc-10272021>

Instructions for using WebEx are provided on our website at SLC.GOV/Planning

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM
APPROVAL OF MINUTES FOR OCTOBER 13, 2021 AND CONSENT AGENDA
REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

CONSENT AGENDA

1. **Sheffield ADU at Approximately 1364 South Emigration Street** - Andrea Palmer of Modal Living, representing the property owner, has requested conditional use approval for a 12-foot tall, 590-square-foot accessory dwelling unit (ADU) that will be situated in the rear, northwest corner of the property located at 1364 South Emigration Street. The property is zoned R-1/5,000, Single Family Residential District, where ADUs that are separate from the primary structure must be processed as a conditional use. The subject property is located within Council District 6, represented by Dan Dugan. (Staff contact: Aaron Barlow at 385-386-2764 or aaron.barlow@slc.gov). **Case number PLNPCM2021-00805**

PUBLIC HEARINGS

1. **Dewitt Design Review at Approximately 352 South 500 East** – AJC, property owner representative, has submitted a Design Review Application to exceed the height limitations of 75' within the R-MU (Residential Mixed-Use) zoning district. The additional height ranges from 5'8" to 13'10", all of which are located towards the northern portion of the site. The proposed development is for a new multi-family building with approximately 149 multi-family units. Buildings more than 75-foot tall are allowed up to 125 feet through the Design Review process with Planning Commission approval. The subject property is located within Council District 4, represented by Ana Valdemoros.

(Staff contact: Meagan Booth at 385-395-9035 or meagan.booth@slcgov.com.) **Case number PLNPCM2021-00649**

2. **Conditional Use for Duplex Expansion at Approximately 1224 and 1226 South 300 East** - Lucas Hanover, the property owner, for an existing legal, conforming duplex at the above-stated address, requests conditional use approval to increase the building footprint of the unit to the south (1226 S) by approximately 1152 square feet. The addition would consist of 2 bedrooms, a bathroom, living room, and kitchen. No changes to the unit to the north (1224 S) are proposed. The subject property is located within the R-1/5,000 Single-Family Residential zoning district. Conditional use approval is required because the addition exceeds 25% of the original footprint of the legal conforming duplex. The subject property is located within Council District 5, represented by Darin Mano. (Staff contact: Meagan Booth at 385-395-9035 or meagan.booth@slcgov.com.) **Case number PLNPCM2021-00652**
3. **Alley Vacation at Approximately 925 South 1200 West** - Jordan and Elizabeth Frandsen, property owners, have initiated a petition to vacate an approximately 150-foot section of platted alley to the south of their property. The alley is part of two alleys forming a "T" shape, one leg of which runs east/west between 1200 West and Emery Street, and one leg runs north/south from 900 South to the 9 Line Trail. The proposal is to vacate an east/west alley segment and incorporate the vacant land into the neighboring property. The total area of the proposed vacation is approximately 2,100 square feet. The subject alley is located within Council District 2, represented by Dennis Farris. (Staff contact: Krissy Gilmore at 385-214-9714 or kristina.gilmore@slcgov.com) **Case number PLNPCM2021-00806**
4. **Zoning Map Amendment for the Property Located at Approximately 1193 West California Avenue** - Kesaia Young, property owner, is requesting that the City amend the zoning map for the property located at the address listed above. The proposal is to rezone the 12,200 square foot property from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential). The amendment would allow the property to be subdivided into two lots that each meet the minimum lot area for a single-family dwelling. The property is located within Council District 2, represented by Dennis Faris. (Staff contact: Amanda Roman at 385-386-2765 or amanda.roman@slcgov.com) **Case number PLNPCM2021-00709**
5. **Zoning Map Amendment for Properties Located at approximately 1850 West Indiana Avenue & 1965 West 500 South** - Tim Stay, CEO of The Other Side Academy is requesting that the City amend the zoning map for portions of the properties located at 1850 W Indiana Avenue and 1965 W 500 S respectively. Both properties are owned by Salt Lake City and are zoned PL - Public Lands. The applicant is requesting to change the zoning of the property to FB-UN2 (Form Based Urban Neighborhood District) in order to develop a walkable urban neighborhood of mixed uses to be known as "The Other Side Village". The rezoning would be applied to approximately 28.5 acres of property at 1850 W Indiana and approximately 8.6 acres of property at 1965 S 500 W. The proposed uses on the approximately 37.1-acre site would include permanent supportive housing for homeless individuals as well as services and resources to include on-site healthcare, medical services, and community gathering spaces. This request only relates to the zoning designation of the property. No specific site development proposal has been submitted or is under consideration at this time. This zoning map amendment does not require an amendment to the Westside Master Plan. The properties

are located within Council District 2, represented by Dennis Faris. (Staff contact: David J. Gellner at (385-226-3860 or david.gellner@slcgov.com) **Case number PLNPCM2021-00787**

OTHER BUSINESS

1. OPMA Training

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.