

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
November 10, 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@slcgov.com or connect with us on Webex at:

- <https://bit.ly/slc-pc-11102021>

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

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

CONSENT AGENDA

1. **Extension Request for 800 South & State Street Design Review** - Aabir Malik, Colmena Group, has submitted a letter to request a one-year extension for the 800 South & State Street project that was approved by the Planning Commission on 10/14/2020. The approval was for a mixed-use development with 360 residential units and commercial/retail space located at approximately 754 South State Street. The subject property is zoned D-2 (Downtown Support District) and is located in Council District 4 represented by Ana Valdemoros. (Staff contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com) **Case number PLNPCM2020-00439**
2. **Extension Request for Kozo House Apartments** - Bryce Baker, on behalf of the property owner, has submitted a letter to request a one-year extension for the Kozo House Apartments project that was approved by the Planning Commission on 12/2/2020. The approval was for a mixed-use development with 319 residential units and commercial/retail space located at approximately 175 North 600 West. The subject property is zoned TSA-UC-T and is located in Council District 3 represented by Chris Wharton. (Staff contact: Caitlyn Tubbs at 801-535-7706 or caitlyn.tubbs@slcgov.com.) **Case number PLNPCM2020-00258**
3. **Extension Request for Bishop Place Planned Development and Subdivision** - Paul Garbett, Garbett Homes, has submitted a letter to request a one year extension for the Bishop Place project that was approved by the Planning Commission on 12/9/2020. The approval granted was for a single-family attached residential development of twenty-four (24) dwelling units located at approximately 432 N. 300

West (Bishop Place – a private street). The subject property is zoned SR-3 (Special Development Pattern Residential District) and is located in Council District 3 represented by Chris Wharton (Staff contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case numbers PLNSUB2019-01159 & PLNSUB2019-01160**

4. APPROVAL OF THE MINUTES FOR OCTOBER 27, 2012

PUBLIC HEARINGS

- 1. TAG Townhomes Planned Development at Approximately 765 North 400 West** - Jordan Atkin, representing TAG SLC, the property owner, is requesting Planned Development approval to build 28 new townhomes on the property located at the address listed above. The proposed project will consist of 4 new buildings each with 7 townhome units. Through the Planned Development process, the applicant is requesting approval of new lots without street frontage. The project is located within the MU (Mixed Use) zoning district and is within Council District 3, represented by Chris Warton. (Staff contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2021-00545**
- 2. Alta Terra South Building Design Review at Approximately 1132 East Ashton Avenue** - Sam Watkins, on behalf of the property owner, is requesting Design Review approval for a new principal building at the address listed above. The subject property is located in the CSHBD1 zoning district where new buildings over 20,000 square feet in size are required to go through the Design Review process. The proposed building includes 118 multifamily units of varying size with mixed ground floor uses. The subject property is located within Council District 7 represented by Amy Fowler. (Staff Contact: Caitlyn Tubbs at 801-535-7706 or caitlyn.tubbs@slcgov.com) **Case number PLNPCM2021-00691**
- 3. Dowland Townhomes General Plan & Zoning Map Amendment at Approximately 1902 South 400 East** - Paul Dowland, on behalf of the property owner, is requesting an amendment of the General Plan and Zoning Map for a property located at approximately 1902 South 400 East. The Applicant is requesting to change the General Plan Land Use Map from Low Density Residential to Medium Density Residential and to change the Zoning Map from R-1/5,000 (Single Family Residential District) to RMF-45 (Moderate/High Density Multifamily Residential District) The subject property is located within Council District 5 represented by Darin Mano. (Staff contact: Caitlyn Tubbs at 801-535-7706 or caitlyn.tubbs@slcgov.com) **Case numbers PLNPCM2021-00717 & PLNPCM2021-00718**
- 4. Zoning Map Amendment for the Property Located at Approximately 1330 South 700 West** - Marco Geronimo, property owner, is petitioning to amend the zoning map for the property listed above from R-1/7,000 (Single-Family Residential), to CB- (Community Business). The Transitional Overlay would remain in place. Although a specific development is not being proposed at this time, the rezone is in anticipation of future neighborhood-scale mixed-use development. The property is located within Council District 2, represented by Dennis Faris. (Staff contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case number PLNPCM2021-00257**

OTHER BUSINESS

1. Ethics: Conflict of Interest 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.