

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AGENDA  
December 15, 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](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-12152021>

Instructions for using WebEx are provided on our website at [SLC.GOV/Planning](http://SLC.GOV/Planning)

**PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM**  
**REPORT OF THE CHAIR AND VICE CHAIR**  
**REPORT OF THE DIRECTOR**  
**APPROVAL OF THE MINUTES FOR DECEMBER 8, 2021**

**PUBLIC HEARINGS**

1. **Conditional Use ADU at Approximately 362 E Sherman Ave** - George Grygar, the property owner, has requested conditional use approval for a 17-foot tall, 465 square-foot accessory dwelling unit (ADU) that will be situated in the rear yard of the above-listed property. The property is zoned R-1/5,000, Single Family Residential District, where ADUs that are separated from the primary structure must be processed as a conditional use. The subject property is located within Council District 5, represented by Darin Mano. (Staff contact: Michael McNamee at 801-535-7226 or [michael.mcnamee@slcgov.com](mailto:michael.mcnamee@slcgov.com)) **Case number PLNPCM2021-00663**
2. **Street Vacation at Approximately 601 South 900 East** - On behalf of the property owners of 601 South 900 East, Justin Matkin of Parr Brown Gee & Loveless has requested Salt Lake City vacate (or give up public ownership of) the portion of public right-of-way between the subject property and the sidewalk. The area in question would be converted into a parcel that the property owners could purchase for fair market value. If purchased, the City would require them to consolidate the vacated area into their property. This request would not impact the adjacent sidewalk. The subject property is located within Council District 4, represented by Analia Valdemoros. (Staff contact: Aaron Barlow at 801-535-6184 or [aaron.barlow@slcgov.com](mailto:aaron.barlow@slcgov.com)) **Case number PLNPCM2021-00614**

3. **Burrola Planned Development at approximately 442 South Post Street** - Jesus Burrola, property owner, is requesting approval for a Planned Development to subdivide the above-listed property in order to construct another single-family house on the site. The Planned Development would allow the single-family house to be constructed closer to the property lines and have a reduced lot size than normally permitted in the R-1-5000 (Single Family Residential) zoning district. The R-1/5000 district requires side yard setbacks of 4' and 10' and a minimum lot size of 5,000 square feet. The proposed Burrola Planned Development will include setbacks of 4' and 2.7' and a lot size consisting of 4,876 square feet. The subject property is located within Council District 2, represented by Dennis Faris (Staff contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com) **Case number PLNPCM2020-00464**
  
4. **Coachman Mixed Use Planned Development at Approximately 1301 South State Street** - Ryan Mackowiak, architect representing the property owner, is requesting a Planned Development to develop the Coachman Mixed-Use project, a six-story building with underground parking, restaurant and commercial on the street level, structured parking space on the second level, and approximately 112 condominiums on the three levels above. The building area will be 59,059 square feet, and a height of 65 feet with commercial and 1 & 2-bedroom owner occupied condominiums. The applicant is requesting a Planned Development to allow an increase in the length of the building façade from 200 feet which is allowed in the FB-UN2 zoning district to 551.5 feet. The subject property is zoned FB-UN2 and is located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at (801) 535-6354 or katia.pace@slcgov.com) **Case number PLNPCM2021-00898**
  
5. **Rivers Edge at Redwood Design Review & Planned Development at Approximately 750 North Redwood Road** - Jarod Hall, architect, representing the property owner is requesting Design Review and Planned Development approval for the Rivers Edge at Redwood Townhomes to be located at approximately 750 North Redwood Road. The subject property is approximately 2.27 acres (98,000 square feet) in size and is located in the CB (Community Business) zoning district. The proposed design consists of a total of 82 units built in 12 individual buildings on the site which will be accessed via a private street that connects to Redwood Road. Design Review is required for the size of development which exceeds the allowances of the CB zone permitted by right. Planned Development approval is required for the configuration which includes multiple buildings on the site without public street frontage. The subject property is located within Council District 1, represented by Victoria Petro-Eschler. (Staff contact: David J. Gellner at 801-535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2021-00606 & PLNPCM2021-00702**
  
6. **Zoning Map Amendment at Approximately 1330 South 700 West** - Marco Geronimo, property owner, is petitioning to amend the zoning map for the above-listed property 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**

7. **Airport Influence Overlay Zone Map Amendment** - Mayor Erin Mendenhall has initiated a petition to amend the zoning map to remove the property located at approximately 2333 W North Temple from the Airport Flight Path Protection Influence Zone A, described under City Code 21A.34.040. The property is currently occupied by a commercial building, the Airport Inn, and is zoned TSA-MEUC-C (Transit Station Area Mixed Employment Center Station Core). The desired result is to allow the Airport Inn to operate a new model of extended-stay hotels as transitional housing to advance the City's overall housing goals. The subject property is located in Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2021-00915**

*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.*