

Salt Lake City Planning Commission
Summary of Actions
January 12, 2022 5:30 p.m.
This meeting was held electronically

1. **Chromeworks Planned Development and Design Review 269 West Brooklyn Avenue** - George Hauser with SMH Builders, representing the property owners, has submitted a letter requesting a one-year extension for the Chromeworks project that was approved by the Planning Commission on December 9th, 2020. The approval was for a multi-family development located at approximately 269 West Brooklyn Avenue. The subject site is zoned CG (General Commercial) and is located within Council District 5, represented by Darin Mano (Staff contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com). **Case numbers PLNPCM2020-00610; PLNPCM2020-00843**

ACTION: Approved

2. **Planning Commission Delegation of Authority to Recommend Modifications to Specific Subdivision Design Standard** - The Salt Lake City Planning Director is requesting that the Planning Commission delegate it's authority to the Planning Director (or designee) to make recommendations to the Mayor regarding modifications to the following design standards stated in Chapter 20.12.010(I) of the Salt Lake City Subdivision Ordinance:

- a. Blocks shall normally have sufficient width for an ultimate layout of two (2) tiers of lots of the size required by the provisions of the zoning and subdivision ordinances of Salt Lake City.
- b. Blocks shall not exceed the following perimeter measurements: Two thousand four hundred (2,400) linear feet for zoning districts with minimum lot sizes that range from no minimum up to and including ten thousand (10,000) square feet, and; three thousand (3,000) linear feet for zoning districts with a minimum lot size greater than ten thousand (10,000) square feet.

The requested delegation of authority applies to proposed subdivisions located in the Airport, M-1, M-2, and AG zoning districts west of I-215 and the EI Extractive Industries, OS and NOS zoning districts located citywide. The delegation would authorize the Planning Director to recommend different lot layouts and larger blocks in the listed zoning districts where individual lots often exceed the maximum block size listed in the subdivision design standards. The Mayor is the final decision-making authority regarding modifications to the subdivision design standards stated in 20.12 of the Subdivision Ordinance and such modifications are subject to the standards stated in Chapter 20.44 of the Subdivision Ordinance.

ACTION: Approved

1. **ADU Conditional Use and Special Exception Inline Addition at approximately 1362 S 600 E** - Kyle Muir, the applicant, is requesting:
 - a. Conditional Use approval to construct a 496 sq. ft. detached accessory dwelling unit in the rear yard of the property. The subject property is located in the R-1-5000 (Single Family Residential) Zoning District which requires Conditional Use approval to construct an accessory dwelling unit. **Case number PLNPCM2021-00344**

- b. Special Exception approval to construct a 600 sq. ft. horizontal inline addition at the rear of the existing dwelling located on the property. The proposed addition extends the footprint of the existing dwelling 32 feet towards the western, rear property line and maintains the existing 3-foot 5-inch width of the northern side yard and the existing 3-foot width of the southern side yard. The R-1-5000 zone requires minimum interior side yards of 4 feet in width on one side of the dwelling and 10 feet in width on the other side. Special Exception approval is required for inline additions which expand the footprint of existing dwelling's noncomplying with yard area regulations. **Case number PLNPCM2021-00345**

The subject property is located within Council District 5, represented by Darin Mano. (Staff contact: Brooke Olson at 801-535-7118 or brooke.olson@slcgov.com)

ACTION: Approved with conditions

2. **ADU Conditional Use at approximately 1167 Sherman Avenue** - The property owner, Jean Arment is requesting conditional use approval for a 15-foot tall, 420-square-foot detached accessory dwelling unit (ADU) that will be located in the northeast area of the rear yard at the above stated address. The subject property located in the R-1/5,000 zoning district which requires Conditional Use approval to construct and accessory dwelling unit. The subject property is within Council District 5, represented by Darin Mano. (Staff contact: Diana Martinez at 801- 535-7215 or diana.martinez@slcgov.com) **Case number PLNPCM2021-00899**

ACTION: Approved

3. **ADU Conditional Use at approximately 529 East Sherman Avenue** - Angela Wright, the property owner, is requesting conditional use approval to establish an ADU above a detached garage in the rear yard of her property located at approximately 529 East Sherman Avenue. The subject property is zoned R-1-5,000 which requires Conditional Use approval to construct an accessory dwelling unit. The 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 number PLNPCM2021-00969**

ACTION: Approved

4. **Durango Bar Conditional Use at 919-923 South State Street** - Pablo Hinojosa, the property owner of Durango Bar, is requesting conditional use approval for a bar establishment located at 919-923 S. State Street. The property is zoned CC (Corridor Commercial), which requires a conditional use application for a bar. The business was originally licensed as a tavern. The subject property is located within Council District 5, represented by Darin Mano. (Staff contact: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com) **Case number PLNPCM2021-00919**

ACTION: Approved with conditions

5. **Brix Design Review at approximately 241 West 400 South** - A request by Maximilian Coreth, representing High Boy Ventures, for Design Review approval for a multi-family building located at the above stated address. The proposed 11-story building is 115 feet in height and includes 144

