

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AMENDED AGENDA
January 12, 2022 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-01122022>

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. **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**
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.

3. APPROVAL OF THE MINUTES FOR DECEMBER 8 & 15, 2021

PUBLIC HEARINGS

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)

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**
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**
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**
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 units and 126 parking stalls. The applicant is requesting an additional 50 feet of building height through the Design Review process. The project site is in the D-2 (Downtown Support) zoning district, where 65 feet is the maximum building height permitted without Design Review approval. The proposed project incorporates a public mid-block pedestrian walkway that runs north-south along the western property line. The property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case number PLNPCM2021-00199**
6. ~~**Moda Luxe Design Review at approximately 250 South 200 East**~~ - Mitch Vance with JF Capital, the property owner, has submitted a request for a Design Review. This request is to modify the allowed building height to construct a mixed-use structure. The subject site is located within Council District 4, represented by Analia Valdemoros. (Staff contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com) **Case number PLNPCM2021-00990**

POSTPONED

7. **Homeless Resource Centers and Homeless Shelters Text Amendment** - A proposal from Mayor Erin Mendenhall to remove Homeless Resource Centers and Homeless Shelters from the land use tables in the CG, D2, and D3 zoning districts. The purpose of this proposal is to change the process for approving permanent homeless resource centers and homeless shelters from the conditional use process to a zoning map process by establishing an overlay district for the use. The Planning Commission will consider a proposed overlay district and standards for homeless resource centers and homeless shelters at a later date. (Staff Contact: Nick Norris, Planning Director at 801-535-6173 or nick.norris@slcgov.com) **Case number PLNPCM2021-01033**

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.