

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
January 26, 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-01262022>

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 9th East Mixed-Use Multifamily** - Jeff Byers of The Richardson Design Group, on behalf of the property owner and management company, RD Management, has submitted a letter requesting a one-year extension for the 9th East Mixed-Use Multifamily project that was approved by the Planning Commission on January 13, 2021. The approval was for a multi-family development located at approximately 410 South 900 East. The subject site is zoned TSA-UN-C and is located within Council District 4, represented by Analia Valdemoros. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2020-00641**
2. **APPROVAL OF THE MINUTES FOR JANUARY 12, 2022**

PUBLIC HEARINGS

1. **ADU Conditional Use at approximately 2900 South 900 East** - Jon Layne, project architect, is requesting Conditional Use approval to build an Accessory Dwelling Unit (ADU) over a detached garage at the above-listed address. The ADU would measure approximately 650 square feet in size and 20 feet in height. The subject property is zoned R-1/7,000 (Single Family Residential) and is located within Council District 7, represented by Amy Fowler. (Staff contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2021-00930**

2. **ADU Conditional Use at approximately 2346 S Park Street** - Steve Floor, the property owner, requests conditional use approval for a new detached 648-square foot Accessory Dwelling Unit (ADU) in the rear yard of the above-listed address. The property is located in the R-1/7,000 (Single Family Residential) zoning district and is within Council District 7, represented by Amy Fowler. (Staff contact: Caitlyn Tubbs at 801-535-7706 or caitlyn.tubbs@slcgov.com) **Case number PLNPCM2021-01122**

3. **Chicago Street Townhomes at approximately 928 & 938 W South Temple, 18, 28, 30, and 36 N Chicago** - Jarod Hall of Di'velept, representing the property owners, is requesting Planned Development, Design Review, and Preliminary Subdivision approval to develop 30 townhomes. Currently the land has four single-family residences and a small warehouse building and the property is zoned TSA-UN-T (Transit Station Area – Urban Neighborhood – Transition). The proposed project is subject to the following petitions:
 - a. **Planned Development** – Planned Development approval is required for lots without frontage. Case number **PLNPCM2021-00824**.
 - b. **Design Review** – Design Review approval is required since the development did not receive enough points through the TSA development review process for administrative (staff level) approval. The petitioner is also requesting design standard modifications to building materials and entry feature requirements through this process. Case number **PLNPCM2021-00825**
 - c. **Preliminary Subdivision** – The Preliminary subdivision is required to create the individual townhome lots. **Case number PLNSUB2021-00826**

The subject property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com)

4. **LaraDean Townhomes at approximately 355-365 West 800 North** - Jarod Hall of Di'velept, representing the property owners, is requesting approval for a new townhome development. The development includes fourteen single-family attached units in two separate buildings. The proposed townhomes are approximately 45 feet in height and are three stories tall. The development involves two applications:
 - a. **Preliminary Subdivision-** The Preliminary subdivision to create the individual townhome lots. **Case number PLNSUB2021-00848**
 - b. **Planned Development-** Planned Development is required for lots without frontage, reduction of the rear yard setback from 20' to 15', and reduction in the front yard setback from 10' to 6.5'. **Case number PLNPCM2021-00847**

The subject property is zoned MU (Mixed Use), located within Council District 3, represented by Chris Wharton. (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com).

5. **TAG SLC General Plan and Zoning Map Amendments** – Jake Billitteri, on behalf of the property owner, is requesting a General Plan Map and Zoning Map Amendment for approximately 0.91 acres located at approximately 2435 South 500 East. The Applicant is seeking to amend the General Plan Land Use Map from Low Density Residential to Medium Density Residential and the Zoning Map from R-1-7,000 (Single Family Residential) to RMF-35 (Moderate Density Multi-Family Residential). The proposed project is subject to the following petitions:
 - a. **General Plan Map Amendment** – This map amendment is necessary to facilitate the proposed Zoning Map Amendment. **Case number PLNPCM2021-01041**
 - b. **Zoning Map Amendment** – This map amendment is necessary to allow for the construction of the proposed single family attached development. Single family attached buildings are not permitted in the R-1-7,000 zoning district. **Case number PLNPCM2021-01042.**

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)

6. **Alta Terra Sugar House Design Review** - BKV Group has requested a Design Review for the property located at approximately 1121 East Ashton Avenue. The proposed development is for a 228-unit, 10 story, mixed-use building proposed to be 102' 6" in height. The subject property is located in the Commercial Sugar House Business District-1 (CSHBD-1) zone. Buildings over 50' tall or 20,000 square feet in the CSHBD-1 zone are required to go through a Design Review process. The Planning Commission may permit buildings up to 105' tall. The site is located within Council District 7, represented by Amy Fowler (Staff contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case number PLNPCM2021-00548**

WORK SESSION

1. **Urban Forest Action Plan Briefing** - The Planning Division is developing a city-wide Urban Forest Action Plan. The Plan will provide goals, objectives, and actions to realize the vision for the urban forest established in "Plan Salt Lake". Details about the proposed plan, including the project background, the public engagement process, and the plan's priorities, will be included in the Staff Memorandum. (Staff contact: Laura Bandara at 801-535-6188 or laura.bandara@slcgov.com)

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.