

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AGENDA  
February 23, 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](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 would like to 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-02232022>

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 FEBRUARY 9, 2022**

**PUBLIC HEARINGS**

1. **ADU Conditional Use at Approximately 1532 South Green Street** - Dorian Rosen, the property owner, has requested conditional use approval for a detached accessory dwelling unit (ADU) to be situated in the rear, west side of the property located at the above-stated address. The ADU will be 14'8" tall and 650 square-feet. To meet the requirements to allow the ADU to reach the maximum 650 square feet a 425 square foot addition to the main dwelling will be built. The subject property is zoned R-1 /5,000 (Single-Family Residential) and is located within Council District 5, represented by Darin Marino. (Staff contact: Grant Amann at 801-535-6171 or [grant.amann@slcgov.com](mailto:grant.amann@slcgov.com)) **Case number PLNPCM2021-01273**
2. **Green Street Alley Vacation** - Sara Koenig, the property owner at approximately 1343 S Green Street, is requesting Salt Lake City to vacate a "T" shaped alley running between 1300 South and Harrison Avenue and Green Street and 700 East. The alley exists on paper only and the abutting property owners have incorporated the alley into their properties. The property abutting this alley is zoned R-1/5,000 (Single-Family Residential District) and is located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at 801-535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)) **Case number PLNPCM2020-00903**

3. **Dooley Court Planned Development and Preliminary Subdivision at approximately 122 S Dooley CT and 126 S Windsor Street** - Warren Crummett, the property owner, is requesting planned development and preliminary subdivision approval to divide an existing lot into two lots for a new twin home. The proposal includes retaining the existing single-family home on-site and building a new twin home on the newly created lots. Planned Development approval is requested to modify the required twin home lot area from 1,500 square feet to approximately 1,367 square feet and for an approximate 2-inch reduction to the front yard setback in the southwest area of the lot fronting Dooley Court. The project is located in the SR-3 (Special Development Pattern Residential) zoning district.
  - a. Planned Development – Planned Development request to waive lot area and setback requirements in the SR-3 zone. **Case number PLNPCM2021-00958**
  - b. Preliminary Subdivision – Creation of two new lots to accommodate a twin home. **Case number PLNSUB2021-01151**

The subject property is within Council District #4, represented by Ana Valdemoros. (Staff contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com)

4. **Glendale Townhomes at approximately 1179 S Navajo Street** - Pierre Langué of Axis Architects, representing the property owners, is requesting approval from the City to redevelop the property with 57 townhomes, 24 of which would include a live/work option. The buildings would be three stories tall with internal garages for each unit. Currently, the land is occupied by Tejedas Market and is zoned CB (Community Business). This type of project must be reviewed as a Planned Development as four of the buildings would not have frontage on a public street. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case number PLNPCM2021-00378**
5. **Pacific Yard Design Review & Planned Development** - KTG Architects, representing Urban Alfandre, are requesting a Planned Development and Design Review approval for a mixed-use multifamily building at approximately 443 W 700 South, 720 S 400 West, and 704 S 400 West. The proposed 7-story building is 88-feet in height and includes 292 units and 202 parking stalls. It has 12,000 square feet of commercial space on the ground floor. The applicant is requesting relief from all required setbacks and landscaping through the Planned Development process and requesting an additional 28 feet of building height through Design Review. The project site is in the General Commercial (CG) zoning district. In the CG zone, new buildings taller than sixty feet (60') but less than ninety feet (90') may be authorized through Design Review. The proposed project incorporates a public mid-block pedestrian walkway along the western property line.
  - a. Planned Development – Planned Development request to waive setback and landscaping requirements in the CG zone. **Case number PLNPCM2021-00822**
  - b. Design Review – Design Review request for 28 feet of additional height. **Case number PLNPCM2021-00835**

The property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Laura Bandara at 801-535-6188 or laura.bandara@slcgov.com)

6. **Hoyt Place Zoning Map Amendment at approximately 858 W & 860 W Hoyt Place** - Bert Holland, representing Hoyt Place Development LLC, is requesting a zoning map amendment for the properties located at the above-stated address. The proposal would rezone the properties from R-1/5,000 Single Family Residential to SR-3 Special Development Pattern Residential District. The two lots are approximately .39 acres or 16,988 square feet. Future development plans were not submitted with this application. The property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case number PLNPCM2021-01073**
  
7. **Historic Carriage House Zoning Text Amendment** – Stephen Pace, the applicant, is requesting a zoning text amendment to permit the restoration or reconstruction of a historic carriage house for the purposes of creating a dwelling unit. The dwelling unit, located within the reconstructed or restored historic carriage house, would not be required to meet density, lot coverage, setbacks of the applicable base zoning district, or the accessory structure footprint or height limitations. The proposed language requires eligible properties to be both a Salt Lake City Landmark and listed as a National Register Site of Historic Places and located in one of the following zoning districts: RMF-35 (Moderate Density Multi-Family Residential), RO (Residential Office), I (Institutional) or SR-1A (Special Development Pattern Residential). (Staff contact: Kelsey Lindquist at 385-226-7227 or kelsey.lindquist@slcgov.com) **Case number PLNPCM2020-00106**

*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.*