

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
March 9, 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 would like to provide general comments, email; planning.comments@slcgov.com or connect with us on Webex at:

- <https://bit.ly/slc-pc-03092022>

Instructions for using WebEx are provided on our website at SLC.GOV/Planning

TRAINING – Beginning at 5:00 PM the Commission will receive training on housing issues in Salt Lake City.

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 23, 2022

PUBLIC HEARINGS

1. **France ADU Conditional Use at approximately 299 E Oak Forest Road** - The project architect, Nick Hammer, representing the property owners is requesting conditional use approval for a 24-foot tall, 522-square-foot second story detached accessory dwelling unit (ADU) that will be located in the northwest of the buildable area behind the principal structure. The subject property is approximately 3.5 acres (154,000 square feet) in size and is zoned FR-1/43,560 (Foothills Estates). It is within District 3, which is represented by Chris Wharton. (Staff contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com) **Case number PLNPCM2021-01180**
2. **Marmalade Condos Planned Development at approximately 230 West 300 North** - Salt Lake City received a request from Ralph Nagasawa with MJSA Architects, representing the property owner, for a Planned Development. This request is to facilitate a development on site of 3 new residential townhouse type of structures, with a total of 13 residential units. The Marmalade Condo project is located at the above stated address. Specifically, the applicant is requesting a

modification for structures without street frontage. (Staff contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com). **Case number PLNPCM2021-00927**

3. **Bueno Avenue Apartments - Planned Development, Conditional Use at approximately 129 S 700 East** - Kevin Perry, representing the property owner, is requesting approval for a new residential development, the Bueno Avenue Apartments, at the stated location. The project proposes to consolidate 10 parcels and replace the existing structures with two buildings: a single-story amenity building fronting 700 East and a 4-story apartment building on the interior of the site. The apartment building would consist of a "Rooming House" with 65 units ranging from 1 bedroom to 4-bedroom units. The total site is approximately 1.55 acres. The proposed project is subject to the following applications:

1. **Planned Development** - The Planned Development is needed to address modifications to the RMF-45 zoning requirements. Changes comprise of reducing the rear yard setback (proposed 15.4', required 30'), reduction of lot width (66' proposed, 80' required) and allowing the accessory building in the front yard. **Case number PLNPCM2021-00045**
2. **Conditional Use** - Requesting a "Rooming House" land use designation, which is allowed in the RMF-45 zoning district as a conditional use. **Case number PLNPCM2021-00046**

The project is located within the RMF-45 (Moderate/High Density Multi-Family Residential District zoning district) within Council District 4, represented by Analia Valdemoros (Staff contact: Katia Pace at (801) 535-6354 or katia.pace@slcgov.com).

4. **Liberty Duet Apartments Design Review and Planned Development at approximately 347, 353, 355, and 357 East 500 South** - A request by Zack Jones of Cowboy Partners for Design Review and a Planned Development at the above stated address. The proposal is for a 54-unit, 5 story, multi-family development. The building is proposed to be 60' in height and is located in the R-MU-45 (Residential Mixed-Use) zone. The specific request to the Planning Commission is for the following:

1. **Design Review:** The Applicant is requesting an additional 10' of building height as authorized in the R-MU-45 zoning district. **Case number PLNPCM2021-01109**
2. **Planned Development:** The Applicant is requesting an additional 5 feet of building height, to reduce the rear yard setback from 30 feet to 10 feet, and to allow balconies, awnings and the roof cantilever to encroach into the required front, corner side, and rear yard setbacks. **Case number PLNPCM2021-001150**

The subject property is within Council District #4, represented by Analia Valdemoros. (Staff contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com).

5. **Design Review at approximately 218 W 300 S** - Jeff Douglas with Axis Architects has requested Design Review approval for the property located at above stated address. The proposed development is for a 46-unit multi-family building with ground-floor commercial space proposed at 88'4" in height. The proposed building is in the D-3 Downtown Warehouse/Residential District. Buildings taller than seventy-five feet (75 ft) but less than ninety feet (90 ft) may be authorized through the design review process and permitted by the Planning Commission. The site is located within Council District 4, represented by Ana Valdemoros (Staff contact: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com). **Case number PLNPCM2021-01023**

6. **Southern Highlands Apartments Design Review at approximately 913 & 927 S 400 W** - Mark Garza, of DEV Group on behalf of property owner Rueco, LLC has requested Design Review approval for the Southern Highlands Apartments project to be located on a combined 0.72 acre (31,363 square foot) parcel in the CG – General Commercial zoning district. The proposed project is for a 153-unit apartment building that will be a mix of 1 bedroom, 2 bedroom and studio units. The proposed building will be 79-feet tall consisting of 5 levels of apartments over 3 levels of concrete parking, one of which will be underground. Buildings in excess of 60-feet tall in the CG zoning district are allowed through the Design Review process with Planning Commission approval. The applicant is going through the Design Review process to request an additional 19-feet of building height over the 60-feet allowed by right in the district. The subject property is located within Council District 5, represented by Darin Mano. (Staff contact: David J. Gellner at 801-535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2021-00929**

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.