

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION AMENDED (2nd) MEETING AGENDA
March 23, 2022 at 5:30 p.m.
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111**

(The order of the items may change at the Commission's discretion)

This meeting will be held in person at the City & County Building. If you are interested in watching the Planning Commission meeting, it will be available on the following platforms:

- YouTube: www.youtube.com/slclivemeetings
- SLCTv Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are unable to attend in person but would like to submit comments regarding an item on the agenda, please email your comments to the staff contact listed for each item.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 326 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

1. **TRAINING** - The Commission will receive training on city planning related topics.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326
APPROVAL OF THE MINUTES FOR MARCH 9, 2022
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **ADU Conditional Use at approximately 991 South 1000 East** - Margy Maher of Brach Design, representing the property owners, is requesting Conditional Use approval for a 22'4.5"-foot tall, 450-square-foot detached accessory dwelling unit (ADU) that will be located in the rear yard of the property at the above-stated address. The subject property is approximately 0.12 acres (5,227 square feet) in size and is in the R-1-5,000 Single Family Zoning District. The property is located within District 5, represented by Darin Mano. (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case number PLNPCM2021-01285**

2. ~~**Special Exception for a Unit Legalization at approximately 543 South 1200 East**~~ - The applicant, Mark Maxfield, is requesting approval of a Special Exception to legalize an excess dwelling unit located in the residential building on site located at the above-stated address. The City currently recognizes it as a **REMOVED** applicant claims that an additional unit has been in existence prior to ~~1/1/2022~~, and has been continuously occupied since that date. The subject property is located in the R-2 (Single and Two-Family Residential) zoning district, is located within District 4, which is represented by Analia Valdemoros. (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case number PLNPCM2021-00903**

3. **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 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 Planning Commission reviewed this item at the February 23rd public hearing and the item was tabled to allow for revisions to the proposal. 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)

4. **Swaner Preliminary Subdivision at approximately at 2691 North 2200 West** - Colby Anderson, representing the developer Scannell Properties, is requesting preliminary subdivision approval for property at the above-stated address. The applicant is proposing to subdivide the property into 20 lots. The subdivision would also include new right-of-way and associated infrastructure improvements through the property to provide access to the lots, including a north-south running roadway at approximately 2900 West and an east-west right of way at 2950 North. Additional right-of-way along 2200 West and 3200 West would be dedicated. The applicant is also requesting that the Planning Commission make a recommendation on the modification of a block size regulation. Subdividing property requires this preliminary subdivision plat process. The property is currently zoned Business Park (BP), which allows for a variety of light industrial and commercial uses. The property is approximately 430 acres and primarily vacant. The property is located in Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com) **Case number PLNSUB2021-00740**

5. **Zoning Map Amendment at approximately 805 South 800 West** - Jake Billitteri, representing the property owner, is requesting an amendment to the zoning map for the property at the above-stated address. The proposal would rezone the property from M-1 Light Manufacturing to R-MU-45 Residential Mixed Use Zoning District. The subject parcel is approximately .11 acres or 4,792 square feet. Future development plans were not submitted with this application. The property is within Council District 2, represented by Alejandro Puy. (Staff contact: Brooke Olson at 801-535-7118 or brooke.olson@slcgov.com) **Case number PLNPCM2021-01077**

6. **R-2 Lot Coverage Zoning Text Amendment** - Jim Bradley, the property owner at approximately 927 East 700 South, has submitted a petition to amend a section of the Zoning Ordinance related to building coverage limitations in the R2 Single and Two-Family Residential District. The subject regulation is found in Section 21A.24.110F. The Zoning Ordinance currently limits the building coverage for single-family homes to 40% of the lot and the building coverage for duplexes to 45% of the lot. The proposed amendment would increase the allowable building coverage to 45% for single-family homes in the R2 district. (Staff Contact: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com) **Case number ~~PLNPCM2021-00929~~ PLNPCM2021-01228**

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.