

Salt Lake City Planning Commission
Summary of Actions
April 27, 2022 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **Conditional Use Permit for an ADU at approximately 617 East Driggs Ave** - Tom Barraco, the property owner, is requesting approval for a conditional use permit to allow an ADU (Accessory Dwelling Unit) at the above-stated address. The proposed ADU will be converted from an existing, detached garage located to the rear of the house on the property. The proposed ADU will measure approximately 592 SF in size and 13 feet in height. The subject property is zoned R-1/7000 (Single Family Residential) and is located within Council District 7, represented by Amy Fowler. (Staff contact: Rylee Hall at 801-535-6308 or rylee.hall@slcgov.com) **Case number PLNPCM2022-00091**

Action: Approved

2. **465 S. Main Street Apartment Tower Design Review** - Larry Curtis, FFKR Architects, representing the property owner, Salt Lake County, and the developer, PEG 465 Main LLC, is requesting additional building height for the mid-block portion of a proposed new building (approximately 217 apartments and ground floor commercial) to be located at approximately 465 S. Main Street (northeast corner of Main Street and 500 south), through the Design Review process subject to the requirements of chapter 21A.59 of the Salt Lake City Zoning Code. The applicant is requesting additional building height, a modification to the 100' mid-block building height limit and requests a building height of 179' for the entire building, thus exceeding the 100' mid-block building height limit by approximately 79'. The property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case number PLNPCM2021-00586**

Action: Approved with conditions

3. **Rose Park Lane Master Plan & Zoning Map Amendments** - The Salt Lake City Public Lands Division is requesting Master Plan and Zoning Map Amendments for approximately 3.6 acres of property located at 1902, 1932, 1944, and 1954 North Rose Park Lane. While no site-specific proposal has been submitted, the requested amendments are intended to facilitate the consolidation of the four lots and eventually permit the construction of an indoor recreation facility, which is not an allowed use in the R-1/7,000 zone.

a. Master Plan Amendment - The applicant is requesting a Master Plan amendment to change the Rose Park Small Area Plan Future Land Use Map designation from Low Density Residential to Open Space. **Case Number PLNPCM2020-00152**

b. Zoning Map Amendment - The applicant is requesting a Zoning Map amendment to change the zoning of each parcel from R-1/7,000 (Single-Family Residential) to OS (Open Space). **Case Number PLNPCM2020-00153**

The subject properties are located within Council District 1, represented by Victoria Petro-Eschler. (Staff Contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com)

Action: (A) A positive recommendation was forwarded to City Council

Action: (B) A positive recommendation was forwarded to City Council

4. **Coachman's Mixed Use Planned Development** - This is a Planned Development request for a 65-foot-tall mixed-use development consisting of 94 residential units with ground floor retail located at approximately 1301 S. State St. The applicant has requested modifications to the maximum corner side yard setback as well as maximum façade length through the Planned Development process. This item was previously discussed by the Planning Commission on December 15, 2021. The Commission tabled the item to a future date and requested clarification on the unit mix, required vehicular access from UDOT at State Street and that the project be redesigned to make the project more pedestrian friendly. The revised proposal consists of two buildings connected by a sky bridge with ground floor retail with structured parking and residential units on the floors above. The subject property is zoned FB-UN2 and is located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at 801-535-6354 or katia.pace@slcgov.com) **Case number PLNPCM2021-00898**

Action: Approved with conditions

Disclaimer: A written record of decision for any item where the Commission made a final decision will be created by the staff planner. If you are interested in receiving a copy of the record of decision for any agenda item, please contact the planner listed for that agenda item.

Any final decision made by the Planning Commission can be appealed by filing an "appeal of decision" application within 10 days of the decision. Contact the Planning Division for more information about filing an appeal.

Dated at Salt Lake City, Utah this 28th day of April 2022.
Aubrey Clark, Administrative Assistant