

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
April 27, 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 or provide general comments to planning.comments@slcgov.com.

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 may receive training on city planning related topics.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326
APPROVAL OF THE MINUTES FOR APRIL 13, 2022
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

PUBLIC HEARINGS

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**
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 Traugher at 801-535-6184 or lex.traugher@slcgov.com) **Case number PLNPCM2021-00586**

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)

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**

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.