

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION HYBRID MEETING AGENDA
June 22, 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 and online. 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 interested in participating virtually during the Public Hearing portion of the meeting connect with us on Webex at:

- <https://bit.ly/slc-pc-6222022>

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.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326
APPROVAL OF THE MINUTES FOR JUNE 8, 2022
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

PLANNING COMMISSION DISCUSSION - The Commissioners may discuss planning, zoning, and general land use items that are not listed on the agenda. This discussion will be limited to no more than 10 minutes. There is no public discussion associated with this item.

PUBLIC HEARINGS

1. **Capitol Park Cottages Zoning Map and Master Plan Amendments at approximately 675 N F Street** - Peter Gamvroulas, representing the property owner Ivory Development, is requesting zoning map and master plan amendments for property located at approximately 675 N F Street. The request includes the following applications:
 - A. Zoning Map Amendment (Rezone): The applicant is requesting to amend the zoning of the property from the FR-3/12,000 "Foothills Residential District" to the SR-1 "Special Development Pattern" zoning district. Although the applicant has requested that the property be rezoned to the SR-1 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. **Case number PLNPCM2020-00335**

- B. Master Plan Amendment:** The applicant is requesting to amend the master plan designation for the property in the Avenues Community Master Plan from "Very Low Density" to "Low Density." **Case number PLNPCM2020-00334**

The final decision maker on these requests is the City Council. The requests are intended to accommodate two pending Planned Development and Subdivision requests for a 19-lot single-family dwelling development titled "Capitol Park Cottages." Those requests may be heard by the Commission at a later date. The property is currently vacant and is zoned FR-3/12,000 "Foothills Residential District." The property is located in Council District 3, represented by Chris Wharton. (Staff contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com)

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.