

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION AMENDED MEETING AGENDA
August 10, 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.

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

Petition Initiation: Drive Throughs in the CSHBD Zoning District - The Planning Commission will discuss initiating a petition to amend the zoning ordinance related to drive thru restaurants in the Sugar House Business District. The commission may discuss the impact the land use has on the purpose statement of the zoning district and the Sugar House Community Plan and whether the land use is appropriate in the zoning district. The Commission may vote to initiate a zoning amendment to address issues discussed. (Staff contact: Nick Norris, Planning Director nick.norris@slcgov.com or 801-535-6173)

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.

BRIEFINGS:

1. **ADU Amendments Briefing** - The Planning Commission will receive a briefing from Michael McNamee, the assigned planner, on the proposed amendments to the Accessory Dwelling Unit (ADU) Ordinance. The amendments are proposed to eliminate the conditional use requirement for detached ADUs and update additional regulations on where ADUs can be located, the size limitations, setbacks and height of ADUs. This would be a city-wide change. (Staff contact: Michael McNamee, Principal Planner, at 801-535-7226 or michael.mcnamee@slcgov.com) **Case Number: PLNPCM2022-00475**

PUBLIC HEARINGS

1. **Conditional Use Permit for an ADU at approximately 2156 S Oneida St** - Tracy Stocking, property owner representative, is requesting approval for a conditional use permit to allow a detached ADU (Accessory Dwelling Unit) on property located at approximately 2156 South Oneida Street. The proposed ADU will be within a new, detached accessory structure located to the rear of the existing house on the property. The proposed ADU would measure approximately 606 SF in size and 16 feet in height. The subject property is zoned R-1-12000 (Single Family Residential) zoning district and is located within Council District 7, represented by Amy Fowler. (Staff contact: Rylee Hall, Principal Planner, at (801) 535-6308 or rylee.hall@slcgov.com). **Case number PLNPCM2022-00387**

- ~~2. **Planned Development at approximately 1146 S Redwood Rd** - Tyler McArthur with, Manifest Development, the property owner is requesting Planned Development approval for Dawson Place, a multi-family townhome style development, located at 1146 S Redwood Road. The proposed design consists of a total of 10 buildings with 58 new townhome units. The subject property is approximately 1.85 acres in size and located in the CC (Commercial Corridor) zoning district. Planned Development approval is required for the following reasons:~~

POSTPONED

- ~~a. Principal buildings without street frontage. Section 21A.36.010B1 of the Zoning Ordinance allows multiple principal buildings on a property if all the buildings have frontage on a public street.~~
- ~~b. Additional building height. The CC district allows a maximum height of 30 feet. The applicant is proposing approximately 1 foot of extra height. Section 21A.55.020.C. allows the Planning Commission to approve up to 5 feet of additional building height through the Planned Development process.~~

~~(Staff contact: Liz Hart, Principal Planner, at (801) 535-6681 or elizabeth.hart@slcgov.com). **Case number PLNPCM2022-00366**~~

3. **Collaborative 1135 Design Review at approximately 1135 South West Temple** - Todd Charlton, of Defy Colabs the property owner, is requesting Design Review approval for the Collaborative 1135 apartments. The proposal is for a 4-story, 88-unit apartment building located at address listed above. The property is in the CC (Commercial Corridor) zoning district. The project requires Design Review approval as it is proposed as 45' tall. Buildings over 30' tall, and up to 45' tall, are permitted only with Design Review approval by the Planning Commission. (Staff contact: Eric Daems, Senior Planner, at (801) 535-7236 or eric.daems@slcgov.com). **Case number PLNPCM2022-00327**

4. **Bolanos Subdivision - Preliminary Subdivision Plat, Planned Development and Conditional Use at approximately 918 So. 1500 West** - The property owner, Victoria Bolanos, is requesting three application approvals for the property at the stated location. The project proposes to subdivide the existing lot into two-lots. The total site is approximately .24 acres (10,454 SF). The proposed project is subject to the following applications:
 - a. **Preliminary Subdivision Plat** - to subdivide the property into two-lots. **Case number PLNSUB2022-00248**
 - b. **Planned Development** - Seeking modifications to the lot width requirement: Lot width modification from 50 feet to 42.93 feet on Lot 1, and 47.63 feet on Lot 2. **Case number PLNPCM2022-00250**
 - c. **Conditional Use** - for a detached Accessory Dwelling Unit (ADU) to be built on Lot 2 in the rear yard, detached from the existing dwelling. The proposed ADU will have an approximate square footage of 345 square feet and will be 11 feet tall. **Case number PLNPCM2022-00249**

The project is located within the R-1-5,000 (Residential) zoning district within Council District 2, represented by Alejandro Puy (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com).

5. **Lincoln Street Subdivision - Preliminary Subdivision Plat, Planned Development at approximately 1492 S. Lincoln Street** - The property owner, Janae Briggs, is requesting a Preliminary Subdivision Plat approval and a Planned Development approval for the property located at 1492 S. Lincoln Street. The subject property is approximately 0.32 acres (13,939 square feet) in lot size. The proposed application is subject to the following applications:
 - a. **Preliminary Subdivision Plat** - to subdivide the existing lot into two lots. **Case Number PLNSUB2022-00341**
 - b. **Planned Development** - approval is required for the reduction in the lot width from the required 50 foot to 49 feet on Lot 1, and to 41 feet on Lot 2. **Case Number PLNPCM2022-00378**

The project is located in the R-1-5,000 zoning district within Council District 5, represented by Darin Mano (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@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.