

Salt Lake City Planning Commission
Amended Summary of Actions
August 10, 2022 5:30 p.m.
This meeting was held in person at
City & County Building 451 South State Street, Room 326

REPORT OF THE DIRECTOR

1. **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)

ACTION: Tabled to future meeting

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**

ACTION: Approved

2. **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**

ACTION: Approved

3. **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).

ACTION: Approved with conditions

4. **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).

ACTION: Approved without condition

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 10TH day of August 2022.
David Schupick, Administrative Assistant