

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION AMENDED MEETING AGENDA
September 14, 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 August 10, 2022 & August 24, 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. **ADU Amendments** - The Planning Commission voted on February 9, 2022 to initiate a petition to amend the City's ADU Ordinance. The proposed code revisions would eliminate the conditional use requirement for detached ADUs in single-family residential zones. They would also aim to lower zoning barriers to construction of ADUs in general. The proposed changes would seek to strike a better balance between encouraging construction of ADUs and mitigating impacts to neighboring properties. (Staff contact: Michael McNamee at michael.mcnamee@slcgov.com) **Case number PLNPCM2022-00475**
2. **Planned Development to construct a new mixed-use building located at approximately 906 S 200 W.** - Baron Gajkowski, representing CW Urban, has submitted an application to the city for a Planned Development to construct a new mixed-use building located at location above. The proposal is for a 5-story building with a building height of 65'. The proposed structure will contain apartment units ranging from studios to 2-bedroom with off-street parking and commercial units at street level. Through the Planned Development process, the applicant is requesting relief from two zoning regulations: (1) the 200' maximum length of a building façade facing a street and (2) the required 25' depth of the ground floor use. The proposed façade along 200 W is 235' while the façade along 900 S complies at 152'. Approximately 88.5' of the proposed 200 W ground floor use is proposed to have a depth of 22.5' while the remainder of the ground floor uses comply at 25' depth. The project is located in the FB-UN2 zoning district (Form Based, Urban Neighborhood)

within Council District 5, represented by Darin Mano. (Staff contact: Katilynn Harris at 801-535-6179 or Katilynn.harris@slcgov.com). **Case number PLNCPM2022-00197**

3. **Bueno Avenue Apartments - Planned Development, Conditional Use at approximately 129 S 700 East** - Kevin Perry, representing the property owner, is requesting approval for a new residential development, the Bueno Avenue Apartments, at the stated location. This item was previously discussed by the Planning Commission on March 9, 2022. The Commission tabled the item to a future date. The revised proposal consists of consolidating 10 parcels and replacing the existing structures with one building to be used as a "Rooming House" with 65 units ranging from 1 bedroom to 4-bedroom units. The total site is approximately 1.55 acres. The proposed project is subject to the following applications:

- A) **Planned Development** – The Planned Development is needed to allow for a reduced lot width of 77.25 feet rather than the required 80 feet. **Case number PLNPCM2021-00045**
- B) **Conditional Use** - Requesting a "Rooming House" land use designation, which is allowed in the RMF-45 zoning district as a conditional use. **Case number PLNPCM2021-00046**

The project is located within the RMF-45 (Moderate/High Density Multi-Family Residential District zoning district) within Council District 4, represented by Analia Valdemoros (Staff contact: Katia Pace at (801) 535-6354 or katia.pace@slcgov.com).

4. **Preliminary Subdivision & Planned Development at approximately 759 S Post St PLNSUB2022-00289** - The applicant, Randy Miller, representing the property owner, FJM Holdings Inc., is requesting preliminary plat approval to subdivide the property at 759 S Post Street into two lots and is requesting planned development approval to modify the zone's minimum lot width requirement of 50 feet. The project is located in the R-1-5,000 zoning district within Council District 2, represented by Alejandro Puy (Staff contact: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com). **Case numbers PLNSUB2022-00289 & PLNPCM2022-00290**
5. **ADU at approximately 1061 N American Beauty Dr** - Kelly Anderson, representing the property owner, is requesting conditional use approval to establish a 520-square foot accessory dwelling unit (ADU) within a new, detached accessory structure on property located at 1061 N American Beauty Dr. The structure will be approximately 13 feet in height and located to the rear of the property behind the principal structure. The property is zoned R-1-5000 and is within Council District 1, represented by Victoria Petro-Escher. (Staff contact: Liz Hart at 801-535-6681 or Elizabeth.hart@slcgov.com). **Case number PLNPCM2022-00542**

Work Session

1. **Hardware Village II Design Review at approximately 152 N 500 W.** – Evan Haslam with Dwell Design Studio, representing the property owner, is requesting Design Review approval to develop an 8-story mixed-use building consisting of parking, commercial space, and 343 residential units. Design Review is being requested to allow for design standard modifications for ground floor use, materials and glass, building entrances, street facing façade length and building setbacks. The project is located in the TSA-UC-C (Transit Station Area -Urban Center Station- Core Area) zoning district and is located in Council District 3, represented by Chris Wharton. (Staff Contact: Liz Hart at 801-535-6681 or Elizabeth.hart@slcgov.com). **Case number PLNPCM2022-00586**

OTHER BUSINESS

1. Chair and Vice Chair Elections

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.