

Salt Lake City Planning Commission
Summary of Actions
September 14, 2022 5:30 p.m.
This meeting was held in person at
City & County Building 451 South State Street, Room 326

1. **August 10, 2022 Meeting Minutes**

Action: Approved

2. **August 24, 2022 Meeting Minutes**

Action: Approved

3. **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**

ACTION: A positive recommendation was forwarded to City Council with conditions

4. **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 PLNCPCM2022-00197**

ACTION: Approved with conditions

5. **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).

Action (A): Approved with conditions

Action (B): Approved with conditions

- 6. **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**

Action (A): Approved with conditions

Action (B): Approved with conditions

- 7. **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**

ACTION: Approved

- 8. **Chair and Vice Chair Elections**

ACTION: Maurine Bachman elected Chairperson

ACTION: Mike Christensen elected Vice-Chair

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 15th day of September 2022.
David Schupick, Administrative Assistant