

Salt Lake City Planning Commission
Summary of Actions
September 28, 2022 5:30 p.m.
This meeting was held in person at
City & County Building 451 South State Street, Room 326

1. **September 14, 2022 Meeting Minutes**

Action: Approved

2. **Conditional Use for an ADU at approximately 1726 E. Hollywood Avenue** - DeAnna Agbor, the property owner, is requesting a Conditional Use in order to construct an Accessory Dwelling Unit (ADU) at the above-stated address, located within the R-1/7000 zone. The proposed ADU will be located on the second floor of an existing detached accessory building located in the rear yard of the property. The project is within Council District 7, represented by Amy Fowler. (Staff contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com)) **Case number PLNPCM2021-01142**

Action: Approved

3. **Conditional Use for an ADU at approximately 535 E Division Lane** - Andrea Palmer, representing the property owner, is requesting Conditional Use approval for a detached Accessory Dwelling Unit (ADU) at the above- stated address, located in the R-1/7000 zone. The proposed ADU is prefabricated by Modal Living and will be located in the rear yard. The project is within Council District 7, represented by Amy Fowler. (Staff contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com) **Case number PLNPCM2022-00493**

Action: Approved

4. **Rocky Mountain Power North Temple Headquarters Zoning Map Amendment at approximately 1223 W North Temple St.** - Melissa Jensen of the Giv Group, representing property owner Utah Power and Light (part of Rocky Mountain Power), is requesting a Zoning Map Amendment for a 3.57-acre parcel of land located at approximately 1223 W North Temple as well as portions of the properties located at 1219, 1275 and 1407 W North Temple Street respectively. The requested change is from the M-1 (Light Manufacturing) district to the TSA-UC-C (Transit Station Area Urban Center Core) zoning district. The purpose of the amendment is to accommodate new office headquarters for Rocky Mountain Power that would be located on the combined 5.5-acre site. The rezone of this property and the headquarters office will be the inaugural project in the redevelopment of the larger Rocky Mountain campus in the future. This request only relates to the zoning designation of the identified properties. No specific site development proposal has been submitted or is under consideration at this time. The subject properties are located within City Council District 2, represented by Alejandro Puy. (Staff contact: David J. Gellner at 801-535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2022-00450**

Action: A positive recommendation was forwarded to City Council

5. **Zoning Map and Master Plan Amendments for Riverside Cottages at approximately 552 N 1500 West** - Bert Holland of Hoyt Place Development LLC, representing the property owners, has submitted multiple Zoning Map and Master Plan Amendment requests specified below. The intent of these amendment requests is to accommodate a future redevelopment project that the Commission will review at a later date. The Planning Commission's role in this application is to provide a recommendation to the City Council, who will make the final decision on the requested zoning map and master plan amendments. The project is located within Council District 1, represented by Victoria Petro-Eschler (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com)
- A. **Master Plan Amendment (Case number PLNPCM2022-00674)**– 552 N 1500 W and all portions ~110 feet away from 500 N of 1500, 1516, 1520, & 1522 W 500 N – Modify the Northwest Community Master Plan's Future Land Use Map designation from Low Density Residential to Medium Density Residential.
 - B. **Zoning Map Amendment (Case number PLNPCM2021-01075)** – 552 N 1500 W and all portions ~110 feet away from 500 N of 1500, 1516, 1520, & 1522 W 500 N –from R-1/7,000 Single-family Residential to SR-3 Special Development Pattern Residential.
 - C. **Zoning Map Amendment (Case number PLNPCM2021-01203)** the front ~110 feet of 1500, 1516, 1520, & 1522 W 500 N – from R-1/7,000 to R-1/5,000 Single-family Residential.

Action A: A positive recommendation, with conditions, was forwarded to City Council

Action B: A positive recommendation, with conditions, was forwarded to City Council

Action C: A positive recommendation, with conditions, was forwarded to City Council

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 29th day of September 2022.
Aubrey Clark, Administrative Assistant