

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
September 28, 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

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. **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**
2. **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**

3. **Planned Development, Conditional Use, and Design Review at approximately 1699 W. North Temple Boulevard** - Adam Ford of The Richardson Design Partnership, on behalf of the property owner, is seeking approval of a restaurant with a drive-through facility. The restaurant building will have a group room for community use. The subject property is located in the TSA-MUEC-T (Transit Station Area -Mixed Use Employment Center Station - Transition) zoning district at the above-stated address. The total site is approximately 0.63 acres. The subject property is within Council District 2, represented by Alejandro Puy. (Staff contact: Diana Martinez at (801)-535-7215 or diana.martinez@slcgov.com). The proposed project is subject to the following petitions:
- A. **Conditional Use (Case number PLNPCM2022-00551):** A restaurant with a drive-through facility is permitted in the TSA-MUEC-T zoning district as a Conditional Use and will require Planning Commission review and decision.
 - B. **Planned Development (Case number PLNPCM2022-00552):** Planned Development is required to obtain approval for the following modification:
 - i. Increase in the amount of on-site parking spaces from the maximum permitted to 23 parking spaces.
 - C. **Design Review (Case number PLNPCM2022-00553)** The development is required to go through the Design Review process because the proposal did not obtain enough TSA points to allow for an administrative approval. Projects must receive at least 125 points to be administratively approved and the proposal received 61 points.
 - i. Modification request from the setback standards requiring at least 50% of the street facing building façade shall be within 5 feet of the front or corner side property line. The applicant is proposing a setback of 15 feet.
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**
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.

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.