

**Salt Lake City Planning Commission**  
**Summary of Actions**  
**October 26, 2022 5:30 p.m.**  
**This meeting was held in person at**  
**City & County Building 451 South State Street, Room 326**

**1. October 12, 2022 Meeting Minutes**

**Action: Approved**

- 2. Conditional Use for a Contractor's Yard/Office at Approximately 1638 W Dalton Ave** - The applicant, Tyler Blaine, is requesting Conditional Use approval for a contractor's yard/office located at the above-stated address. The applicant fabricates and installs countertops, fireplaces, and other "hand-crafted, functional works of art." The applicant has stated that no products for sale will be manufactured on-site. Outdoor storage may be permitted as an accessory use to a contractor's yard/office, however, the storage must be located behind the primary facade of the principal structure and screened with a solid wall or fence. The subject property is in the CC (Corridor Commercial) district, located within Council District 2, represented by Alejandro Puy. (Staff Contact: Trevor Ovenden at 801-535-7168 or trevor.ovenden@slcgov.com). **Case number PLNPCM2022-00735**

**Action: Approved with conditions**

- 3. Design Review for a Mixed Use Development at Approximately 152 N 500 West** - Evan Haslam with Dwell Design Studio, representing the property owner, has submitted a Design Review application to develop the property at the above-stated address. The proposed development will consist of an 8-story mixed use building, including 344 residential units, a parking garage, and commercial space. In addition to the TSA score of 113 which requires Design Review approval by the Planning Commission, the applicant is also seeking to modify design standards for ground floor use, building materials and glass, building entrances, street facing façade length, and building setbacks. The property is located in the TSA-UC-C (TSA Urban Center Station Core Area) District, within Council District 3, represented by Chris Wharton. (Staff Contact: Liz Hart at 801-535-6681 or Elizabeth.hart@slcgov.com) **Case number PLNPCM2022-00586**

**Action: Approved with conditions**

- 4. Design Review for a Mixed Use Development at Approximately 330 W 800 South**- Stephen Droll of Valerio Dewalt Train, representing the property owner, is requesting Design Review approval to construct a mixed-use building at the above-stated address. The project site is split between the CG (General Commercial) and the D-2 (Downtown Support) zoning districts and is approximately 2.34 acres in size. The proposed building would be approximately 64 feet in height within the CG district and approximately 95 feet in height within the D-2 district. Buildings taller than 60 feet in the CG district and 65 feet in the D-2 district require Design Review Approval by the Planning Commission. The project includes 336 residential units, ranging from 1 to 3 bedrooms, with retail uses on the ground floor. The building wraps the proposed parking garage and incorporates a public midblock walkway running north-south along the eastern side of the project area. The project is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case number PLNPCM2022-00694**

**Action: Approved with conditions**

5. **Zoning Map and Master Plan Amendment at approximately 865 S 500 East** - Rick Service, property owner and applicant, is requesting to amend the zoning map and master plan for the property at the above-stated address. The parcel contains a single-family dwelling, built in 1905, that the applicant is proposing to convert to an unspecified commercial use. The project involves two applications:
- Master Plan Amendment:** The associated future land use map in the Central Community Master Plan currently designates the property as "Low Density Residential." The petitioner is requesting to amend the future land use map for the parcel to "Neighborhood Commercial." **Case number PLNPCM2022-00302**
  - Zoning Map Amendment:** The property is currently zoned RMF-30 (Low Density Multi-Family Residential District). The petitioner is requesting to amend the zoning map designation of the property to CN (Neighborhood Commercial District). **Case number PLNPCM2022-00301**

The project is located within Council District 5, represented by Darin Mano. (Staff contact: Michael McNamee at 801-535-7226 or [michael.mcnamee@slcgov.com](mailto:michael.mcnamee@slcgov.com))

**Action: A positive recommendation was forwarded to City Council**

6. **Northpoint Small Area Plan** - A request by the City Council to revise and complete an update to the Northpoint Small Area Plan. The Northpoint Small Area Plan is a land use plan for the land that is generally located between the Salt Lake City International Airport and the northern boundary of the city along the 2200 West corridor. The Northpoint Small Area Plan was adopted in April 2000. The updated plan will provide guidance on existing and anticipated development in the area, as well as annexation-related issues. As part of the plan update, the Salt Lake City Major Streets Plan will be amended to reflect recommended roadway alignments. The subject area is located within Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Kristina Gilmore at 801-535-7780 or at [kristina.gillmore@slcgov.com](mailto:kristina.gillmore@slcgov.com)) **Case number PLNPLC2022-00687**

**Action: Tabled**

7. **Urban Forest Action Plan** – A request by Mayor Mendenhall to develop a city-wide Urban Forest Action Plan. The Plan provides goals, objectives, and actions to realize the vision for the urban forest as established in "Plan Salt Lake". The plan is intended to provide guidance for Salt Lake City to align its resources and actions in the built environment with its goals for sustainability and equity and describes concrete steps to implement equitable practices for a resilient future. The plan will also inform a future zoning code amendment that supports the preservation and promotion of trees on public and private lands and within the public right-of-way. (Staff contact: Amanda Roman at 801-535-7660 or [amanda.roman@slcgov.com](mailto:amanda.roman@slcgov.com)) **Case Number PLNPCM2022-00987**

**Action: A positive recommendation 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 27<sup>th</sup> day of October 2022.

Aubrey Clark, Administrative Assistant