

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION AMENDED MEETING AGENDA
January 11, 2023, 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
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR
APPROVAL OF THE MINUTES FOR DECEMBER 14, 2022

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 Conditional Use at Approximately 2867 S. Chadwick Street** - Osamu Uchiyama, representing the property owner, is requesting Conditional Use approval for a 14'3" tall, 650-square foot detached accessory dwelling unit (ADU) that will be located at the northeast corner of the subject property, behind the principal building. The property is zoned R-1/7,000, Single Family Residential. The new ADU will be 10'8" from the principal building and 4' from the interior side and rear lot lines. The subject property is located within Council District 7, represented by Amy Fowler. (Staff contact: Trevor Ovenden at 801-535-7168 or trevor.ovenden@slcgov.com)
Case Number PLNPCM2022-00933
2. **Zoning Map Amendment at Approximately 2760, 2828, & 2800 N. 2200 West** - Will Channell with OCC Industrial, representing the property owner of 2828 N., and who is under contract for the properties at approximately 2760 and 2800 N. at 2200 West, is requesting a Zoning Map Amendment to allow development of the properties. The proposed amendment would rezone three parcels from AG-2 (Agricultural) to M-1 (Light Manufacturing). The subject properties in total are approximately 14.33 acres (624,216 square feet). Plans for future development were not submitted with these applications. The subject property is within Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Diana Martinez at 801-535-7215 or

diana.martinez@slcgov.com) **Case Numbers PLNPCM2022-00699, PLNPCM2022-00700, & PLNPCM2022-00701**

- ~~3. **Zoning Map and Master Plan Amendments at Approximately 1583 E. Stratford Avenue** - Erin Hoffman with Stratford Investment Properties, the property owner, is requesting approval to amend the Sugar House Master Plan and the Zoning Map for the above-stated address. The proposal would rezone the entire property from RMF 35 (Moderate Density Multi-Family Residential) to CN (Neighborhood Commercial) and amend the Sugar House Future Land Use Map from Medium Density Residential to Neighborhood Business. This item was initially heard on March 24, 2021. The applicant modified the request by incorporating a restricted use agreement that would require retention of the 6 residential units, either as part of a mixed-use development or as multi-family dwelling use, in perpetuity on the property. The subject property is located within Council District 7, represented by Amy Fowler. (Staff Contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com.) **Case Numbers PLNPCM2020-00393 & PLNPCM2020-00394**~~

POSTPONED

4. **Zoning Map Amendment at Approximately 1370, 1358, & 1350 S. West Temple** - Sattar Tabriz, the property owner, with Ward Engineering, is requesting approval for a Zoning Map Amendment for three separate parcels located at the above-stated addresses. The requested Zoning Map Amendment would rezone the property from the current RB (Residential/Business) to TSA-UC-C (Transit Station Area Urban Center Core) Zoning District. The requested amendment would allow for a mixed-use development on the three parcels. The subject properties are located within Council District 5, represented by Darin Mano. (Staff Contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com.) **Case Number PLNPCM2022-00810**

5. **Mountain West Cider Conditional Use and Design Review at Approximately 425 N. 400 West** - Jeff Carleton, the business owner of Mountain West Cider, is requesting Conditional Use approval for a bar establishment to be located at 425 North 400 West in the TSA-UC-T (Transit Station Area Urban Center Transition) zoning district. A bar establishment is a conditional use in the TSA-UC-T. The applicant is also seeking Design Review approval to modify the front setback of the new proposed building.

A. Conditional Use: A request for approval of a bar establishment larger than 2500 square feet. **Case Number PLNPCM2022-00131**

B. Design Review: A request modify the front yard setback, to allow for a larger setback. **Case Number PLNPCM2022-01164**

The subject property is located within Council District 3, represented by Chris Wharton. (Staff Contact: Liz Hart at 801-535-6681 or elizabeth.hart@slcgov.com)

6. **Planned Development at Approximately 2960 S. Richmond Street** - Todd Reeder, representing the Community Development Corporation of Utah (CDCU), the property owner is requesting Planned Development approval for a reduction in the 10-foot landscape buffer associated with 55-unit affordable multi-family project located at the above-stated address. The proposed project is currently under construction. The request is for a 7-foot reduction of the required 10-foot landscaped buffer along the northern property line that abuts a residential district. The subject property is located with Council District 7, represented by Amy Fowler. (Staff Contact: Liz Hart at 801-535-6681 or elizabeth.hart@slcgov.com) **Case Number PLNPCM2022-00884**

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.