

Salt Lake City Planning Commission
Summary of Actions
January 11, 2023, 5:30 p.m.
City & County Building 451 South State Street, Room 326

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**

Action: Approved

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**

Action: Tabled

3. **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**

Action: Forwarded a positive recommendation with a condition to City Council

4. **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)

Action: Approved with conditions

5. **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**

Action: Approved

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 12th day of January 2023.
David Schupick, Administrative Assistant