

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AMENDED AGENDA
January 25, 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 JANUARY 11, 2023

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.

OTHER BUSINESS

1. **Redevelopment Agency 101** – RDA staff will be briefing the commission on their functions as an agency, how they implement development goals and increase the city's tax base. They will go over their function at the city, goals, and values. The presentation will be followed up with a question and answer session.

PUBLIC HEARINGS

1. **Citizens Bar Conditional Use at Approximately 33 S. 300 East** - David Morris, representing the property owner, is requesting Conditional Use approval for a bar establishment to be located at the above-stated address in the R-MU (Residential Mixed Use) zoning district. A bar establishment is a Conditional Use in the R-MU district. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com) **Case Number PLNPCM2022-01035**
2. **Twin Home Planned Development at Approximately 2148 S. 2060 East** - Jordan Atkin of TAG SLC, LLC, the property owner, has requested Planned Development approval to subdivide the

property at the above-stated address in order to split the existing duplex into two owner-occupied units. Specifically, the applicant has requested approval to place each half of the duplex on their own lot that would share the remainder of the property as a "Common Area." In the SR-1 (Special Development Pattern Residential) Zoning District, where the property is located, subdividing property in this way requires Planned Development approval. The proposed project is subject to the following petitions:

- A. Planned Development (PLNPCM2021-00974)** - The development is required to obtain Planned Development approval for the following:
 - i. Two lots without street frontage
 - ii. The property lines that follow the exterior walls of each unit, and
 - iii. The shared "common area" surrounding the existing structure
- B. Preliminary Subdivision (PLNSUB2021-00975)** - The details of the Subdivision petition are concurrent with the Planned Development petition. Approval can only be granted if the Planned Development is also approved.

This project is located within Council District 7, represented by Amy Fowler. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com)

- 3. Planned Development, Preliminary Subdivision Plat, and Design Review for Art West at approximately 86 S. 900 West** - Jarod Hall, of Di'velept Design, LLC, representing the property owners, is requesting approval for a new townhome development at the above-stated address. The development includes 30 townhomes in five separate buildings. The townhomes have a proposed height of 37'9.5" (Bldg A), 38'10" (Bldg B), 37'10" (Bldgs C/D/E) and are three stories tall. All units have attached garages on the ground floor. The development involves three different applications:

- A. Planned Development (PLNPCM2022-00824)** - The development requires Planned Development approval as 14 of the individual townhomes lots will not have public street frontage.
- B. Design Review (PLNPCM2022-00973)** - The development requires Design Review approval as the development did not receive enough points through the TSA development review process for administrative (staff level) approval. The applicant is requesting design standard modifications to building materials, reduction in ground floor glass, and reduction to the depth required for ground floor use and visual interest.
- C. Preliminary Subdivision Plat (PLNSUB2022-00823)** - The development also involves a preliminary plat to create the individual new townhome lots.

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)

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.