

Salt Lake City Planning Commission
Summary of Actions
January 25, 2023, 5:30 p.m.
City & County Building
451 South State Street, Room 326

1. **Meeting Minutes for January 11, 2023**

Action: Approved

2. **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**

Action: Approved with conditions

3. **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)

Action: Approved with conditions

4. **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)

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 26th day of January 2023.
David Schupick, Administrative Assistant