



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

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To: Salt Lake City Planning Commission

From: Eric Daems, Senior Planner, eric.daems@slcgov.com, 801-535-7236

Date: February 8, 2023

Re: Planned Development Time Extension Request for the Glendale Townhomes at 1179 S. Navajo Drive

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**ACTION REQUIRED:**

Vote on granting a one-year time extension for the Planned Development approval at 1179 S. Navajo Drive.

**RECOMMENDATION:**

Grant a one-year time extension for the Planned Development approval which would change the expiration date to February 8, 2024.

**BACKGROUND/DISCUSSION:**

The Glendale Townhomes received Planned Development approval on February 22, 2022 (Planning file#: PLNPCM2021-00378). The decision gave approval for four buildings to be constructed without street frontage. The project consists of 8 buildings with a total of 57 townhomes, 24 of which include a live/work option. The buildings will be three stories tall with internal garages for each unit.

Planned Development approvals expire in one year from the date of approval. The applicant has been working to address environmental concerns that have been identified on the property. The environmental concerns could affect the design of the buildings. As such, they must request a time extension for the Planned Development approval.

If the extension is approved, the applicant will need to submit complete building plans to Building Services before February 8, 2024, or else request another extension.

At this point, the plans have not been modified and the applicant is continuing to work towards submitting plans for a building permit. Staff finds that the project would still meet the conditions of approval and is recommending the Planning Commission approve the extension request.

**ATTACHMENTS:**

- A. Time Extension Request Letter
- B. Planning Commission (PC) Record of Decision from February 23, 2022
- C. Original Planning Commission Staff Report Packet

**ATTACHMENT A: TIME EXTENSION REQUEST LETTER**

1/20/2023

Eric Daems  
Planner  
Salt Lake City, UT

Re: Justification letter for an Extension to the Glendale Townhomes Planned Development at 1179 S. Navajo Street.

Dear Eric,

This letter is to explain the justification for an extension of the Glendale Townhomes Planned Development at 1179 S. Navajo Street.

We have been working with the Department of Environmental Quality to address the environmental concerns on the site and need more time to finalize a plan of action. This impacts the design of the buildings. Once resolved, we would need to do construction documents and submit the plans to Salt Lake City to obtain a building permit. To perform all these tasks, we would like to extend the Planned Development for a period of one year.

Let me know if you need anything else from us at this time.

A handwritten signature in black ink, appearing to read 'Langue', with a large, sweeping flourish above the name.

Pierre Langue, Principal  
Axis Architects, LLC

# **ATTACHMENT B: PLANNING COMMISSION RECORDS OF DECISION -From February 23, 2022**

ERIN MENDENHALL  
Mayor



DEPARTMENT of COMMUNITY  
and NEIGHBORHOODS  
PLANNING DIVISION

February 24, 2022

## **RE: Record of Decision for Petition PLNPCM2021-00378- Glendale Townhomes Planned Development at 1179 S. Navajo Street**

Dear Pierre and Melissa-

On Wednesday, February 23, 2022, the Salt Lake City Planning Commission granted Planned Development approval for the property located at approximately 1179 S. Navajo Street.

This Record of Decision is provided to you indicating the date action was taken, the decision of the Planning Commission including any approval conditions, the one-year time limit on the approval, the limitations on modifications to the plans, and the 10-day appeal period.

### ***Project Description***

The Planning Commission reviewed and approved the following project:

PLNPCM2021-00378- Planned Development for Glendale Townhomes development: Glendale Townhomes at approximately 1179 S Navajo Street-Pierre Languet of Axis Architects, representing the property owners, is requesting approval from the City to redevelop the property with 57 townhomes, 24 of which would include a live/work option. The buildings would be three stories tall with internal garages for each unit. Currently, the land is occupied by Tejedas Market and is zoned CB (Community Business). This type of project must be reviewed as a Planned Development as four of the buildings would not have frontage on a public street.

### ***Conditions of Approval***

The following conditions were applied to the approval of the proposal:

1. The final approval for site and building lighting for the development be delegated to staff to review in accordance with adopted standards and ordinances.

### ***Review Process Standards and Findings of Fact***

The Planning Commission made specific findings related to the standards of review for Planned Development as stated in Chapter 21A.55 of the Zoning Ordinance. The decision was also based on the purpose of the zoning ordinance, the purpose of the zoning district where the project is located, the information contained in the staff report, the project details provided by you, testimony from the public, and the discussion of the Planning Commission. Copies of this information will be made available online here: <https://www.slc.gov/planning/planning-commission-agendas-minutes/>.

### ***Modifications to Development Plan***

To obtain a building permit, all plans must be consistent with the plans reviewed and approved by the Planning Commission. Except where specifically modified by the Planning Commission as a condition of approval, modifications to the approved plans are limited by the following (see 21A.55.100 of the Zoning Ordinance):

SALT LAKE CITY CORPORATION  
451 SOUTH STATE STREET, ROOM 408  
P.O. BOX 1580, SALT LAKE CITY, UTAH 84114

WWW.SLC.GOV  
TEL 801.535.7757

Following planned development approval, the development plan approved by the Planning Commission shall constitute the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through the planned development process. Modifications to the development plan may be allowed pursuant to this section.

A. **New Application Required For Modifications And Amendments:** No substantial modification or amendment shall be made in the construction, development or use without a new application under the provisions of this title. Minor modifications or amendments may be made subject to written approval of the Planning Director and the date for completion may be extended by the Planning Commission upon recommendation of the Planning Director.

B. **Minor Modifications:** The Planning Director may authorize minor modifications to the approved development plan pursuant to the provisions for modifications to an approved site plan as set forth in chapter 21A.58 of this title, when such modifications appear necessary in light of technical or engineering considerations. Such minor modifications shall be limited to the following elements:

1. Adjusting the distance as shown on the approved development plan between any one structure or group of structures, and any other structure or group of structures, or any vehicular circulation element or any boundary of the site;
2. Adjusting the location of any open space;
3. Adjusting any final grade;
4. Altering the types of landscaping elements and their arrangement within the required landscaping buffer area;
5. Signs;
6. Relocation or construction of accessory structures; or
7. Additions which comply with the lot and bulk requirements of the underlying zone.

Such minor modifications shall be consistent with the intent and purpose of this title and the development plan as approved pursuant to this chapter, and shall be the minimum necessary to overcome the particular difficulty and shall not be approved if such modifications would result in a violation of any standard or requirement of this title.

C. **Major Modifications:** Any modifications to the approved development plan not authorized by subsection B of this section shall be considered to be a major modification. The Planning Commission shall give notice to all property owners consistent with notification requirements located in chapter 21A.10 of this title. The Planning Commission may approve an application for a major modification to the approved development plan, not requiring a modification of written conditions of approval or recorded easements, upon finding that any changes in the plan as approved will be in substantial conformity with the approved development plan. If the commission determines that a major modification is not in substantial conformity with the approved development plan, then the commission shall review the request in accordance with the procedures set forth in this section.

***One Year Time Limit on Approval***

No planned development approval shall be valid for a period longer than one year unless a building permit has been issued or complete building plans have been submitted to the Division of Building Services and Licensing. The Planning Commission may grant an extension of a planned development for up to one additional year when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact. Extension requests must be submitted prior to the expiration of the planned development approval.

***10-Day Appeal Process***

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision, if they so choose. The appeal would be heard by the Appeals Hearing Officer. Any appeal, including the filing fee, must be submitted by the close of business on Monday, March 7, 2022.

The summary of action for the Planning Commission meeting is located on the Planning Division's website at: <https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/>.

If you have any questions, please contact me at 801-535-7236 or [eric.daems@slcgov.com](mailto:eric.daems@slcgov.com)

Sincerely,



Eric Daems  
Senior Planner

cc: File

**ATTACHMENT C: ORIGINAL PC STAFF REPORT PACKET**

Glendale Townhomes -Staff Report: February 23, 2022