

**Salt Lake City Planning Commission**  
**Summary of Actions**  
**March 8, 2023, 5:30 p.m.**  
**City & County Building**  
**451 South State Street, Room 326**

**1. Meeting Minutes for February 8, 2023**

**Action: Approved**

**2. YWCA Campus Conditional Use Modification For Fence Height at Approximately 322 E 300**

**S** - The YWCA has submitted a request to modify the conditional use granted in 2008 for the campus development to allow for taller fence height. The applicant wants to install taller fences in certain areas of the campus to improve security for their clients/customers. The request is being reviewed under Section 21A.40.120.E.4.i of the city zoning ordinance which potentially allows for fences to exceed the height limits when the fence is part of a conditional use. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com).) **Prior Case Number 410-08-09**

**Action: Approved**

**3. Conditional Use for Big-D Construction Headquarters at Approximately 404 W 400 S**

- Big-D Construction, represented by Rob Moore and property owner VENTURE 404 WEST LC, is requesting Conditional Use approval to construct a 31,350 square foot 3-story addition to their existing 64,573 square foot office building at the above-stated address. The subject property is located in the D-3 (Downtown Warehouse / Residential) Zoning District. Commercial/office uses in buildings of three (3) stories or more without multi-family dwellings shall be allowed only as a conditional use and then only when the applicant has demonstrated that the proposed location is not suitable for multi-family residential use. The subject property is within Council District 2, represented by Alejandro Puy. (Staff contact: Grant Amann at [grant.amann@slcgov.com](mailto:grant.amann@slcgov.com) or 801-535-6171) **Case Number PLNPCM2022-00750**

**Action: Tabled**

**4. Zoning Map Amendment at Approximately 1549 S, 1551 S, & 1565 S 1000 W, and 1574 S**

**900 W** - Jordan Atkin, representing the property owner, has submitted an application to amend the Zoning Map for four separate parcels. The requested Zoning Map amendment would rezone the property from R-1/7000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential). The requested amendment would allow for expanded residential uses not permitted under the existing zoning district. Other zones with similar characteristics to the proposed zone may be considered. The subject properties are located within Council District 2, represented by Alejandro Puy. (Staff contact: Katilynn Harris at 801-535-6179 or [katilynn.harris@slcgov.com](mailto:katilynn.harris@slcgov.com)) **Case Number PLNPCM2022-00733**

**Action: Forwarded a positive recommendation to City Council**

**5. Zoning Map Amendment at Approximately 510 S 200 W**

- Jason Boel, representing the property owners, is requesting a Zoning Map Amendment for the property located at the above-stated address. The proposal would rezone the subject property from D-2 (Downtown Support District) to D-1 (Central Business District). The subject property is approximately 1.02 acres or 44,431 square feet. No development plans were submitted with this application. The subject

property is within Council District 4, represented by Ana Valdemoros. (Staff contact: Diana Martinez at 801-535-7215 or [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)) **Case Number PLNPCM2022-01108**

**Action: Forwarded a positive recommendation to City Council**

6. **Zoning Map Amendment at Approximately 2350 N and Annexation at Approximately 2441 N Rose Park Lane** - JWright Communities, LLC, property owner, is requesting a Zoning Map Amendment for an approximately 6 acre parcel of land located at 2350 N Rose Park Lane. In conjunction with this request, the property owner has filed a petition to annex approximately 28 acres of property located at approximately 2441 N Rose Park Lane. The following petitions are associated with this proposal:

- A. Annexation (PLNPCM2021-01124)** – A petition to annex into Salt Lake City approximately 28 acres of property generally located at approximately 2441 N Rose Park Lane. The annexation requires designating a zone for each property within the annexation area. The properties are proposed to be zoned as follows:
- i. 2440 N Rose Park Lane – OS, Open Space
  - ii. 2441 N Rose Park Lane – R-MU, Residential/Mixed-Use
  - iii. 2462 N Rose Park Lane – OS, Open Space
- B. Zoning Map Amendment (PLNPCM2021-01134)** – A petition to rezone property located at approximately 2350 North Rose Park Lane from AG-2 – Agricultural to R-MU, Residential/Mixed Use. The zoning is intended to support future development of an 1,800-unit multi-family residential development. The property is currently within Salt Lake City boundaries.

Although the petitions propose specific zones for the properties, the Commission may consider other zones with similar characteristics. The properties at 2350 and 2441 N are currently used for horse boarding and outdoor equipment storage. The properties at 2440 N and 2462 N are currently vacant. The properties are in or near Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Daniel Echeverria at 801-535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com))

**Action: Forwarded a negative recommendation to City Council**

7. **Woodland Commons Planned Development at Approximately 2435 S 500 E** - Altus Development, the property owner, has requested Planned Development approval to construct a rowhouse-style multi-family development consisting of 20 dwelling units spread across five buildings at approximately 2435 S 500 E. The applicant is requesting Planned Development approval to allow the construction of buildings without frontage on a public street, a reduction in the required minimum lot width for multi-family developments, and for relief on setback and landscape buffer requirements. The subject property is located within the RMF-35 Moderate Density Multi-Family Residential Zoning District and Council District 7, represented by Amy Fowler. (Staff contact: Michael McNamee at 801-535-7226 or [michael.mcnamee@slcgov.com](mailto:michael.mcnamee@slcgov.com)) **Case Number PLMPCM2022-00864**

**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 9<sup>th</sup> day of March 2023.  
David Schupick, Administrative Assistant