

**Salt Lake City Planning Commission**  
**Summary of Actions**  
**March 22, 2023, 5:30 p.m.**  
**City & County Building**  
**451 South State Street, Room 326**

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

**Action: Approved**

2. **Conditional Use ADU at Approximately 1163 S Lake Street** - Eric Egenolf, on behalf of the property owner, Jennifer Cleveland, is requesting Conditional Use approval for a new detached ADU (Accessory Dwelling Unit) at the above-stated address. The unit would be 576 square feet and 11 feet 4 inches high. The subject property is zoned R-1/5,000 (single-family residential), located within Council District 5, represented by Darin Mano. (Staff contact: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com) **Case Number PLNPCM2022-01158**

**Action: Approved**

3. **Design Review at Approximately 435 East 400 South** - Gonzalo Calquin of Envision Architects, on behalf of the property owner, is seeking Design Review approval for a street-facing building façade longer than 200 feet. The proposed multi-family residential development at the above-stated address is located in the TSA-UN-C (Transit Station Area Urban Neighborhood Core) Zoning District, and within Council District 4, represented by Ana Valdemoros. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com & Cassie Younger at 801-535-6211 or cassie.younger@slcgov.com) **Case Number PLNPCM2022-01103**

**Action: Approved with conditions**

4. **Modifications to Design Review Approval for Chicago Street Townhomes at approximately 928 & 938 W. South Temple and 18, 28, 30, & 36 N. Chicago** - Jarod Hall and Mike Smith of Di'velept, representing the property owners, are requesting modifications to the earlier Design Review approval to develop 30 townhomes. Since receiving the Planned Development, Design Review, and Preliminary Subdivision approval on January 26, 2022, the applicant has modified their design placing the primary entrances facing Chicago Street perpendicular to the street. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case Number PLNPCM2021-00825**

**Action: Approved**

5. **Zoning Map & Text Amendment at Approximately 754 S State Street** - Kirton McConkie, represented by Tyler Buswell, Attorney for IHC Health Services, Inc. (the property owner), is requesting a zoning map and text amendment that would facilitate the development of an urban hospital at the address stated above. The subject property, commonly referred to as the "former Sears site" includes 10 parcels and is approximately 9 acres in size. The addresses included are: 754 S. State St., 709 S. Main St., 36, 48, 56 E. 700 S., and 725, 727, 728, 735, 739 S. Major St. The applicant is requesting the following amendments:

- A. Zoning Map Amendment:** The proposal is to change the above-indicated parcels from the D-2 (Downtown Support District) zone to the D-1 (Central Business District) zoning designation.
- B. Text Amendment:** The proposal is to add the following land uses to the D-1 land use table as Permitted Uses:
- i. Hospital, including accessory lodging facility.
  - ii. Ambulance service (indoor).
  - iii. Ambulance service (outdoor).

The subject properties are located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case Number PLNPCM2022-01109**

**Action: A positive recommendation, with conditions, was forwarded to City Council**

*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 23<sup>rd</sup> day of March 2023.  
Aubrey Clark, Administrative Assistant