

**Salt Lake City Planning Commission  
Summary of Actions  
June 14, 2023, 5:30 p.m.  
City & County Building  
451 South State Street, Room 326**

**CONSENT AGENDA**

**1. Approval of the Minutes for May 24, 2023**

**2. 29th Ward Meeting House Conditional Use - Adaptive Reuse of a Landmark Building in a Residential District** - Warren Lloyd, of Lloyd Architects, representing the property owner Kent Whipple, is requesting Conditional Use approval for the operation of a religious, social, and community center in the historic 29<sup>th</sup> Ward Meeting House building, located at 1102 W. 400 North, which is a Landmark Site. The property is located in the R-1/7000 zoning district and within Council District 1, represented by Victoria Petro. (Staff Contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case Number PLNPCM2023-00165**

**Consent Agenda Action: Approved**

**REGULAR AGENDA**

**1. Alley Vacation at approximately 268 W Paxton Avenue** - A request from RCB Rental Properties and Little Garage, Inc. to vacate the north-south portion of the "L" shaped alley between 1161 South 300 West and 268 West Paxton Avenue. The alley is part of the Harrington, Donnelly and Newell's Subdivision. The reason for the request is that the alley has become a nuisance, contributing to unsafe conditions. The properties abutting this alley are zoned CG (General Commercial Zoning District) and are located within Council District 5, represented by Darin Mano. (Staff Contact: Katia Pace at 801-535-6354 or katia.pace@slcgov.com) **Case Number PLNPCM2022-01128**

**Action: Tabled**

~~**2. The Silos Planned Development and Design Review at approximately 568 S 400 West** - Keith Smith, representing the property owners, has applied to the city for approval of Planned Development and Design Review petitions for 2 buildings within a mixed-use development (the Silos) located at approximately 568 S 400 W. The proposed development consists of a multi-family building containing studio, 1-, and 2-bedroom units and a mixed-use building containing ground floor commercial units with studio and 2-bedroom apartments on the upper floors. The site includes 5 existing parcels that will be consolidated into 2 parcels for a property is located within the~~

**POSTPONED**

~~**Design Review:** The maximum Commercial zone is 60 feet by- Review approval. The applicant is requesting approval for approximately 83 and 85 feet of building height for each building.~~

~~total of 2.5 acres. The subject General Commercial (CG) district.~~

~~building height in the CG General right and up to 90 feet with Design~~

~~**Planned Development:** The modifications requested through the planned development are as follows:~~

- ~~• a lot and associated building without public street frontage,~~
- ~~• reduction in the corner side yard (along 600 S) from 10 feet to 0 feet,~~
- ~~• a public street facing façade without a building entrance, and~~
- ~~• upper level decks and ground floor awnings projecting into a required front yard setback.~~

The property is within Council District 2, represented by Alejandro Puy. (Staff contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com) ~~Case Numbers PLNPCM2023-00018 & PLNPCM2023-00019~~

**3. Planned Development & Preliminary Subdivision for Mews Townhomes at approximately 720 & 724 S 300 East** - Bogart McAvoy, property owner, is requesting approval of a Planned Development and Preliminary Subdivision at 720 and 724 S 300 E for lots without public street frontage and that vary from development standards in the RMF-35 zone. This development includes seven (7) townhomes each on their own lot. This is located in District 4, represented by Ana Valdemoros. (Staff Contact: Cassie Younger at 801-535-6211 or cassie.younger@slcgov.com) **Case Numbers PLNPCM2023-00200 & PLNSUB2023-00254**

**Action: Approved with conditions**

**4. TAG SLC Master Plan and Zoning Map Amendments at approximately 135, 159, and 163 W Goltz Avenue and 1036 S Jefferson Street** - TAG SLC, LLC is requesting the following Master Plan and Zoning Map Amendments for the properties located at approximately 135, 159, and 163 W Goltz Avenue and 1036 S Jefferson Street:

**Ballpark Station Area Plan Amendments:** To amend the Ballpark Station Area Plan, Future Land Use Designations of the subject properties from Medium Density Residential to High Density Residential Mixed Use.

**Zoning Map Amendments:** To rezone the subject properties from RMF-35 (Moderate Density Multi-Family Residential Zoning District) to R-MU (Residential Mixed Use).

The proposed amendments are intended to allow the property owner to accommodate several multi-family developments. Future development plans were not submitted with this application. The properties are located within Council District 5, represented by Darin Mano. (Staff Contact: Brooke Olson at 801-535-7118 or brooke.olson@slcgov.com) **Case Numbers PLNPCM2021-01307, PLNPCM2021-01308, PLNPCM2021-01309, PLNPCM2022-00198, PLNPCM2022-00199, & PLNPCM2022-00207**

**Master Plan Action: Forwarded a negative recommendation to the City Council**

**Zoning Map Action: Forwarded a negative recommendation to the City Council**

## **OTHER BUSINESS**

**1. Policy and Procedures** - The commission will discuss modifications to the policies and procedures related to requests from applicants to remove an item from an agenda after it has been published. (Staff Contact: Nick Norris at Planning Director at 801-535-6173 or nick.norris@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 15<sup>th</sup> day of June 2023.  
David Schupick, Administrative Assistant