

**Salt Lake City Planning Commission**  
**Summary of Actions**  
**June 28, 2023, 5:30 p.m.**  
**City & County Building**  
**451 South State Street, Room 326**

1. **Approval of the Minutes for June 14, 2023**

**Action: Approved**

2. **The Silos Design Review and Planned Development at approximately 568 S 400 West** – Keith Smith of Lowe Property Group has applied to the city for approval of 2 buildings within a mixed-use development. 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 7 existing parcels that will be consolidated into 4 parcels for a total of 5.5 acres. The subject property is located within the General Commercial (CG) district.

- a. **Design Review:** The maximum building height in the CG General Commercial zone is 60 feet by-right and up to 90 feet with Design Review approval. The applicant is requesting approval for approximately 83 and 85 feet of building height for each building. **Case Number: PLNPCM2023-00018**
- b. **Planned Development:** Through the planned development, the applicant is requesting approval for a lot and building without street frontage, a reduced corner side yard setback, a street facing facade without a building entrance, and building projections that encroach into a required front yard. **Case Number: PLNPCM2023-00019**

The property is 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))

**Action (A): Approved with conditions**

**Action (B): Approved with conditions**

3. **Bumper House Apartments Design Review & Planned Development at approximately 1050 S Washington Street** - George Hauser of SMH Builders, representing the property owner, has requested a Design Review and Planned Development approval to develop a 287-unit apartment building in the CG (General Commercial) zoning district.

- a. **Design Review:** Buildings in the CG zone which are over 60' tall, and up to 90' tall, are permitted only with Design Review approval by the Planning Commission. The project requires Design Review approval as it is proposed to be 73'10" tall. **Case Number: PLNPCM2022-01165**
- b. **Planned Development:** Three modifications are requested through the planned development: encroachment of balconies into front and rear yard areas, reduction in required setback for front and rear building facades, and modification to minimum dimensions for some parking stalls and maneuvering areas in parking garage. **Case Number: PLNPCM2022-01166**

The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Michael McNamee at 801-535-7226 or [michael.mcnamee@slcgov.com](mailto:michael.mcnamee@slcgov.com))

**Action (A): Approved**

**Action (B): Approved**

4. **Alley Vacation at approximately 827 E. Wilmington Avenue** - Russell Bollow is requesting approval for an Alley Vacation located north of the above-stated address. The proposal is to vacate (or to give up public ownership of) a portion of a public alley approximately 17.3 feet by 119 feet, starting at a point 156.75 ft from 800 East. The property is located within District 7, represented by Amy Fowler. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Number: PLNPCM2023-00225**

**Action: A positive recommendation 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 15<sup>th</sup> day of June 2023.  
David Schupick, Administrative Assistant