

**Salt Lake City Planning Commission  
Summary of Actions  
September 13, 2023, 5:30 p.m.  
City & County Building  
451 South State Street, Room 326**

**CONSENT AGENDA**

**1. APPROVAL OF THE MEETING MINUTES**

- 2. Modifications to a Design Review at Approximately 1050 S Washington Street** - George Hauser of SMH Builders, representing the property owner, is requesting approval of modifications to the earlier Design Review approval to develop a 287-unit apartment building. The applicant received Design Review approval on June 28, 2023. Since that time, rooftop elements including mechanical rooms and an occupiable rooftop patio have been identified that exceed the height originally approved through Design Review. In accordance with section 21A.59.080 these modifications to the approved Design Review plans require approval from the Planning Commission. 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) **Case Number: PLNPCM2022-01165**

**Consent Agenda Action: Approved**

**REGULAR AGENDA**

- 1. Yalecrest - Laird Heights Local Historic District** - Kelly McAleer, a property owner in the proposed local historic district, has submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Yalecrest – Laird Heights Local Historic District are on Laird Avenue from 1300 East to 1500 East including the homes on Laird Circle and Uintah Circle. The request is before the Planning Commission because the local historic district designation process requires the Commission to hold a public hearing and forward a recommendation to the City Council which has final decision making authority on this type of request: a zoning map amendment. The proposed district is located in City Council District 6 represented by Dan Dugan. (Staff contact: Lex Traugher at (801) 535-6184 or lex.traugher@slcgov.com) **Case Number: PLNHLC2023-00074**

**Action: A negative recommendation was forwarded to City Council**

- 2. Simondi & 300 N Rezone and MPA** - David Foster of Neighborworks Salt Lake is requesting a zoning map amendment and Master Plan amendment for the following properties: 803, 805, 807, & 815 W Simondi Ave and 802, 806, 810, & 814 W 300 N. The request is to rezone these properties from R-1/700, Single Family Residential, to RMF-30, Low Density Multi-Family Residential. They are also proposing a Master Plan Amendment to change the Future Land Use Map of the Northwest Community Plan from Low Density Residential to Medium Density Residential. (Staff Contact: Cassie Younger at (801) 535-6211 or [cassie.younger@slcgov.com](mailto:cassie.younger@slcgov.com)) **Case Numbers: PLNPCM2023-00361 and PLNPCM2023-00499**

**Action: A positive recommendation was forwarded to City Council**

3. **Commercial Rezone at approximately 1300 South** - Tyler Morris, the applicant representing the property owner, has submitted a petition for a Zoning Map Amendment for the properties located at 2260, 2270, and 2290 E. 1300 South. The properties are currently zoned R-1-7000, which is a single-family residential zone. The petition is to rezone the properties to CB- Community Business. The CB zone allows for a wider range of land uses including multi-family, commercial, retail, and restaurants. However, a specific development proposal has not been provided at this point.

The subject properties are located within Council District 6, represented by Dan Dugan. (Staff Contact: Eric Daems, Senior Planner at 801-535-7236 or [eric.daems@slcgov.com](mailto:eric.daems@slcgov.com)) **Case Number: PLNPCM2023-00385**

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

4. **Rezone at approximately 500 S and 400 E** - Zachary Jones of Cowboy Partners, on behalf of the property owners, is requesting a Zoning Map Amendment for the properties at approximately 357 E 500 S, 375 E 500 S, 464-466 S 400 E, and 460-462 S 400 E. The proposal is for a map amendment from RMU-45 (Residential/Mixed Use) to the TSA-UC-C (Transit Station Area Urban Center Core) zoning district. This zoning district allows for greater building height than permitted in the RMU-45 zoning district. The four properties are approximately 1.28 acres, or 55,750 sq. ft. Future development plans were not submitted with the application. The property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Sara Javoronok at 801-535-7625 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case Number: PLNPCM2023-00403**

**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 14<sup>th</sup> day of September 2023.  
David Schupick, Administrative Assistant