

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
September 13, 2023, at 5:30 pm
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111**

(The order of the items may change at the Commission's discretion)

This meeting will be held in person at the City & County Building. If you are interested in watching the Planning Commission meeting it will be available on the following platforms:

- YouTube: www.youtube.com/slclivemeetings
- SLCTV Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are unable to attend in person but would like to submit comments regarding an item on the agenda, please email your comments to the staff contact listed for each item or provide general comments to planning.comments@slcgov.com.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 pm in room 326 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326
REPORT OF THE CHAIR AND VICE-CHAIR
REPORT OF THE DIRECTOR

OPEN FORUM - The Commissioners may discuss planning, zoning, and general land use items that are not listed on the agenda. This discussion will be limited to no more than 10 minutes. There is no public discussion associated with this item.

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**

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 Traugherber at (801) 535-6184 or lex.traugherber@slcgov.com) **Case Number: PLNHLC2023-00074**

2. **Planned Development and Preliminary Subdivision at approximately 532 S 1200 E** - Warren Crummett, property owner, is requesting Planned Development approval to build three townhomes behind the existing triplex at 532 S 1200 East. The proposed townhomes will have basement level garages that will be accessed from the alley behind the property. The property will be subdivided so the individual townhomes and the existing triplex will be on their own lots. The project requires Planned Development approval because the individual lots created through the subdivision would not meet dimensional requirements such as setbacks, building coverage, landscape buffer and grading limitations. Planned Development approval is also required for an additional three feet of building height over what is allowed in the zoning district. The property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Trevor Ovenden at 801-535-7168 or trevor.ovenden@slcgov.com) **Case Numbers: PLNSUB2023-00541 & PLNPCM2023-00227**

3. **1518 Main Street Apartments Planned Development** - AE Urbia, representing the property owner, is requesting a Planned Development for the properties at 1518, 1530, 1540, 1546 S Main & 1515 Richards St. These properties are zoned FB-UN2, Form Based Urban Neighborhood and are requesting the following exceptions to zoning:
 - a. Street fronting building façade over 200 feet in length.
 - b. The following exceptions for Richards street façade only:
 - i. Entryway every 75'
 - ii. Ground floor transparency of 60% between 2' and 8' above grade of sidewalk
 - iii. 70% of façade shall be durable materials
 - iv. All residential units above ground floor shall contain useable balcony
 - c. A reduction in the number of required balconies on street facing facades.The proposed development is a mixed-use project with 241 apartments units and 1,137 SF of commercial space on the ground floor. (Staff Contact: Cassie Younger at (801) 535-6211 or cassie.younger@slcgov.com) **Case Number: PLNPCM2023- 00245**

4. **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) **Case Numbers: PLNPCM2023-00361 and PLNPCM2023-00499**

5. **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) **Case Number: PLNPCM2023-00385**

6. **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) **Case Number: PLNPCM2023-00403**

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at slc.gov/planning/public-meetings. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.