

Salt Lake City Planning Commission
Summary of Actions
September 27, 2023, 5:30 p.m.
City & County Building
451 South State Street, Room 326

CONSENT AGENDA

1. **Approval of the September 13, 2023, Meeting Minutes**
2. **Modifications to a Design Review at Approximately 1050 S Washington Street (Public Hearing)**
- 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. **Pacific Yard Planned Development Modifications at approximately 443 W 700 South (Public Hearing)** - Urban Alfandre is requesting a modification to the Planned Development approval for Pacific Yard located at the above-stated address. The Planning Commission approved the project on March 23, 2022. Modifications are requested to reduce the approved park strip landscaping along 400 West. This property is located in the CG (General Commercial) zoning district. The property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Kelsey Lindquist at 801-535-7930 or kelsey.lindquist@slcgov.com) **Case Number: PLNPCM2021-00822**

Action: Approved

2. **Continuation of Weigand Center Conditional Use at approximately 235 S Rio Grande** - Continuation of a tabled item from the May 24, 2023 Planning Commission meeting. Knit Studios, representing The Weigand Center, is requesting Conditional Use approval to expand a social service mission at the above-stated address. The size of the building is proposed to increase from 10,633 square feet to 16, 212 square feet. The service and operation of the building are not proposed to change. A Conditional Use is required for the expansion because it exceeds 1,000 square feet. The subject property is zoned D-3 (Downtown Warehouse/Residential) and is located within Council District 2, represented by Alejandro Puy. (Staff contact: Seth Rios at (801) 535-7758 or seth.rios@slcgov.com) **Case Number: PLNPCM2023-00050**

Action: Approved with conditions

3. **The Silos Phase 2 Design Review & Planned Development at approximately 515 S 500 West** - Jonathan Hardy, representing the property owner, is requesting approval of an 8-story, multi-family

building at the above-stated address. The subject property is located within the CG (General Commercial) District.

- A. Design Review:** The maximum building height in the CG Zone is 60 ft. However, buildings taller than 60 ft. may be permitted through Design Review approval. The applicant is requesting approximately 85 ft. in total building height for the proposed structure. **Case Number: PLNPCM2022-01062**
- B. Planned Development:** In addition to Design Review approval, for additional building height to be granted, the development must provide additional landscaping over and above that which is normally required. The applicant requesting to reduce the total amount of required additional landscaping through the Planned Development process. **Case Number: PLNPCM2023-00294**

The property is within Council District 2, represented by Alejandro Puy. (Staff contact: Rylee Hall at 801-535-6308 or rylee.hall@slcgov.com)

Action A: Approved with conditions

Action B: Approved with conditions

- 3. Planned Development & Preliminary Subdivision at approximately 532 S 1200 East** - Warren Crummett, property owner, is requesting Planned Development approval to build three townhomes behind the existing triplex at the above-stated address. The proposal would subdivide the property so the individual townhomes and the existing triplex will be on their own lots. The property is located within the RMF-30 (Low Density Multi-Family Residential) District.

- A. Planned Development:** Approval is required 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. **Case Number: PLNPCM2023-00227**
- B. Preliminary Subdivision:** The applicant is requesting preliminary subdivision approval to subdivide the property, putting each townhouse unit and the existing triplex on their own lots. As the proposal would create lots without frontage on a public street, the subdivision can only be approved if the Planned Development is also approved. **Case Number: PLNSUB2023-00541**

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)

Action A: Approved with conditions

Action B: Approved with conditions

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 this 28th day of September 2023 in Salt Lake City, Utah.
Aubrey Clark, Administrative Assistant