

Salt Lake City Planning Commission
Summary of Actions
April 10, 2024, 5:30 p.m.
City & County Building
451 South State Street, Room 326

REGULAR AGENDA

1. **Hoyt Place Phase II Planned Development at approximately 843 W Hoyt PI** - Bert Holland, representing the property owner, is requesting Planned Development approval for a five-lot development consisting of detached single-family houses that would be accessed by a private road at the above-listed address. This application is required to allow new lots without street frontage, reduced setbacks, and other necessary modifications to relevant zoning regulations. Currently vacant, the subject site is located within the SR-3 Special Development Pattern Residential Zoning District and Council District 2, represented by Alejandro Puy. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2023-0900**

ACTION: Approved with Conditions

2. **Zoning Map Amendment at approximately 1544 S & 1550 S 900 W** – Paul Garbett (Garbett Homes), representing the property owner, is requesting a zoning map amendment for the properties located at the above-stated address. The two parcels are approximately 0.82 acres (35,719 sq. ft.) in size. The proposal would rezone the properties from R-1/7,000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential). No development plans were submitted with this application. The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com) **Case Number: PLNPCM2024-00128**

ACTION: A positive recommendation was forwarded to City Council

3. **Zoning Text Amendment for Standards for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks** - Mayor Erin Mendenhall has initiated a petition to amend the zoning ordinance to propose minimum requirements for gas stations. The proposal includes distances from a river, stream, or other water body, a park, or open space- over one-acre. This item previously came before the Planning Commission on January 10, 2024. The Planning Commission tabled it for more information, and the public hearing was closed. This is a city wide text amendment. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Number: PLNPCM2023-00260**

ACTION: A positive recommendation was forwarded to City Council

4. **Zoning Text Amendment for Form Based Zone Corrections** – Mayor Erin Mendenhall has initiated a zoning text amendment to correct sections in Chapter 21A.27 - Form Based Districts. Form Based Districts were adopted in 2016 and most recently amended in 2023. The amendment will address standards that are incorrect, inconsistent, or otherwise incompatible with the intent of the chapter. Related provisions of Title 21A may also be amended as part of this petition. This is a city wide text amendment. (Staff Contact: Noah Elmore at 801-535-7971 or noah.elmore@slcgov.com) **Case Number: PLNPCM2024-00155**

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 this 11th day of April 2024 in Salt Lake City, Utah.
David Schupick, Administrative Assistant