

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
December 11, 2024, 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@slc.gov.

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. **Extension Request for Planned Development and Design Review for 1518 S 300 W** - Jarod Hall, applicant representative, is seeking an extension request for the Planned Development and Design Review originally approved by the Planning Commission on January 10, 2024. The approval included additional height of 26'5", a reduction of a ground floor entry, reduction of required front and corner side yard setbacks, and reduction of front and corner side yard landscaping. The one-year time extension will extend the approvals to December 11, 2025. The subject property is zoned CG (General Commercial) and located within Council District 5, represented by Darin Mano. (Staff Contact: Kelsey Lindquist at 801-535-7930 or kelsey.lindquist@slc.gov) **Case Number: PLNPCM2023-0001 & PLNPCM2023-00456**
2. **Design Review at Approximately 922 W. Euclid Ave (Public Hearing)** - Mike Anderson, with Core Architecture, is requesting Design Review approval for a six-unit townhome multifamily development at the above-listed address. The proposed development will consist of four two-bedroom, three-bath units, and two one-bedroom, two-bath townhome units, all with small private side yards. Five parking spaces would be provided on-site in the rear of the subject property, which is located in the TSA-UN-T (Transit Station Area—Urban Neighborhood-Transition) zoning district. The subject property is located in Council District 2, represented by Alejandro Puy. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slc.gov) **Case Number: PLNPCM2024-00429**

3. **Planned Development at Approximately 2222 South Lake St (Public Hearing)** - Nefi Vazquez, on behalf of the Lotus Company, is requesting Planned Development approval to build a 4-unit townhome project that will be 35 feet tall with ten parking stalls at the above-listed address. The project is required to go through the Planned Development process because the lot is 75 feet wide and is 5 feet short of the minimum lot width requirement of the zone. The applicant is also requesting to reduce one of the 10-foot side yard setbacks to 8 feet. The property is currently vacant and zoned RMF-35 (Moderate Density Multi-Family Residential). The subject property is located within Council District 7, represented by Sarah Young. (Staff Contact: Seth Rios at 801-535-7758 or seth.rios@slc.gov) **Case Number: PLNPCM2024-00944**

4. **APPROVAL OF THE MEETING MINUTES**

REGULAR AGENDA

5. **Planned Development and Preliminary Subdivision at Approximately 1935 S 900 E** - Colin Strasser, the property owner, is requesting approval to subdivide the property at the above-listed address into three lots to allow for the development of two new single-family dwellings.

- A. **Planned Development:** This request includes modifications to required lot sizes, lot widths, yards, building coverage, attached garage standards, and front façade controls. **Case Number: PLNPCM2024-00943**

- B. **Preliminary Subdivision:** Requesting to subdivide the property into three lots. As the proposal creates lots without frontage on a public street, the subdivision can only be approved if the Planned Development is also approved. **Case Number: PLNSUB2024-01146**

The land is currently used for one single-family home, which would be preserved and remain on one lot with street frontage along 900 East. The subject property is in the R-1/5,000 (Single-Family Residential) District, located within Council District 7, represented by Sarah Young. (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com)

6. **Planned Development and Design Review at Approximately 855 S 200 W** - Jon Lee, representing property owner Kyle Davis, is requesting Planned Development and Design Review approval for a multi-family development at the above-stated address. The project involves replacing a single-family home (recently demolished) with a new building containing 35 micro-units in the FB-UN2 (Form Based Neighborhood) District.

- A. **Planned Development:** Requesting a reduction of the side yard setback on the north side yard from the required 6 ft to 4 ft; reduction of the side yard setback on the south side yard from the required 6 ft to 0 ft; and reduction of the front yard setback from the required 5 ft to 0 ft. **Case Number: PLNPCM2023-00992**

- B. **Design Review:** Requesting a reduction of the required active ground floor use requirement from 75% of the street facing facade to 0%. **Case Number: PLNPCM2024-01104**

The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Olivia Cvetko at 801-535-7285 or olivia.cvetko@slcgov.com)

7. **Conditional Use for Paris Social Bar at Approximately 910 W 1000 N** – Guillermo Calvo, representing the property owner, is requesting Conditional Use approval for an alcohol establishment at the above-stated address. A bar establishment is allowed as a Conditional Use in the CB (Community Business) zoning district subject to certain size limitations. The building's exterior, parking, and other aspects of the existing site are not being modified through this request. The subject property is located in Council District 1, represented by Victoria Petro. (Staff Contact: Alicia Seeley at 801-535-7922 or alicia.seeley@slc.gov,) **Case Number: PLNPCM2024-00949**

8. **Alley Vacation Request at Approximately 269 W. Brooklyn Ave** - Jake Williams is requesting approval for an alley vacation for the alley located south of 269 W. Brooklyn Avenue. Vacating the alley would give up public ownership of the entirety of the alley, which runs between Washington Street on the east and an abandoned rail line to the west. The alley is approximately 15 feet by 253 feet. If approved, this alley would be divided and sold to abutting property owners. The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slc.gov) **Case Number: PLNPCM2024-00811**

9. **Rezone at Approximately 273 E 800 S** - Harold Woodruff, on behalf of First Step House, is requesting approval to amend the zoning from I (Institutional) to RMF-45 (Moderate/High Density Multi-Family Residential) at the above-stated address. The amendment would enable a deeply affordable housing project with 34 one-bedroom apartments available to those with 30% Area Median Income (AMI) or lower. The property contains a vacant office building. Although the applicant has requested that the property be rezoned to the RMF-45 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is located in District 4, represented by Eva Lopez Chavez. (Staff Contact: Cassie Younger at 801-535-6211 or cassie.younger@slc.gov) **Case Number: PLNPCM2024-01153**

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.