

**Salt Lake City Planning Commission  
Summary of Actions  
May 8, 2024, 5:30 p.m.  
City & County Building  
451 South State Street, Room 326**

**CONSENT AGENDA**

1. **Planned Development for 2020 Main Townhomes at Approximately 2020 & 2030 S Main Street (Public Hearing)** – Danielle Clark of Blackbox Design Studios, on behalf of property owner Wiltow Enterprises, is requesting Planned Development approval for eight townhome units on the properties at the addresses listed above. The properties are in the CC (Corridor Commercial) zoning district. The applicant is seeking Planned Development approval for a building without street frontage, additional building height of 2'6" (30' permitted), a transformer in the rear landscape buffer, and condensing units less than 4' from the side property lines. The subject properties are in Council District 5, represented by Darin Mano. (Staff Contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case Number: PLNPCM2023-00891**

2. **APPROVAL OF THE MEETING MINUTES**

**Consent Agenda Action: Approved**

**REGULAR AGENDA**

1. **Planned Development Modifications for 144 S Apartments at Approximately 144 S 500 East -** The applicant, 144 South Apartments LLC, is requesting approval for Planned Development modifications at the above-stated address. The project was previously approved on the October 13, 2021 Planning Commission meeting. The approval was for a mixed-use building containing 110 affordable housing units reserved for renters at 60% or less of the area median income (AMI). The applicant is now requesting modifications to the approved building elevations, site plan, and landscaping plan associated with the project. The subject property is located in the R-MU (Residential Mixed Use) zone, within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Brooke Olson at 801-535-7118 or brooke.olson@slcgov.com) **Case Number: PLNPCM2021-00698**

**Action: Approved with conditions**

2. **Continuation of Planned Development Modifications for Glendale Townhomes at Approximately 1179 S. Navajo Street** – Melissa Bigger of Axis Architects is requesting an updated Planned Development approval for the previously approved 3-story townhome project, at the above-stated address, that would increase unit counts from 53 to 74 and eliminate certain private amenities due to a public utility easement within the property. The units will now be available for individual ownership, rather than as rentals only. The property is the site of a former grocery store and is zoned CB (Community Business). The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Eric Daems at 801-535-7236 or [eric.daems@slcgov.com](mailto:eric.daems@slcgov.com)) **Case Number: PLNPCM2021-00378**

**Action: Approved**

3. **Preliminary Subdivision and Planned Development for Carrigan View Phase 2 at Approximately 1820 & 1822 S. Lakeline Drive and 1937 & 1939 S. Scenic Drive** - Adam Turville,

the property owner, is requesting approval for a 3-lot residential subdivision and the dedication of open space land for conservation, trail preservation, and future trailhead development.

**A. Planned Development:** Requesting approval for three residential lots that do not front on a public street. Lot 3 is 50' wide at the front yard setback where 100' would be required, Lots 2 and 3 include minor portions of their buildable areas which include slopes that exceed 30%, and the private road (Carrigan Rim Court) would include construction across manmade slopes that exceed 30 percent. **Case number: PLNPCM2023-00890**

**B. Preliminary Subdivision:** The development requires Preliminary Subdivision approval to establish boundaries for the residential lots, open space, and private road, and to establish easements through the property. **Case number: PLNSUB2024-00219**

The subject property is within FR-2 (Foothills Residential) and OS (Open Space) zoning districts, located in Council District 6, represented by Dan Dugan. (Staff Contact: Eric Daems at 801-535-7236 or [eric.daems@slcgov.com](mailto:eric.daems@slcgov.com))

**ACTION: Tabled**

*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 23<sup>rd</sup> day of May 2024 in Salt Lake City, Utah.  
Aubrey Clark, Administrative Assistant