



RECOGNIZED COMMUNITY ORGANIZATION (RCO) 45 - DAY PUBLIC INPUT NOTICE

TO: Daniel Tuutau, Poplar Grove Community Council

DATE: March 13, 2024

A Proposed Land Use Application has been submitted in or around your boundaries.

1002 W 200 S – TSA Townhomes & Design Review

DESCRIPTION

Pascal Meyer (Carpenter Stringham Architects), representing the property owner, NeighborWorks Salt Lake, is requesting Design Review approval to develop the property at approximately 1002 W 200 S, in the TSA-UN-T. The proposal is to construct a 13 unit 3-story townhome development consisting of a mix of two- and three-bedroom units on a vacant and undeveloped 0.54-acre lot. In addition to Design Review, the application is undergoing TSA review and is subject to design review for scoring under 125 points.

Through the Design Review Process, the applicant is requesting to develop a building with a 12' side yard setback on the north side of the subject property. Buildings with less than a 25' foot side yard setback adjacent to the RMF zone are subject to the Design Review process. Additionally, the proposed development received a Transit Station Area (TSA) Development score less than 125 points. Buildings with a TSA score of less than 125 are subject to design review.

To aid your review of the proposal, an information sheet outlining the project area and proposal information submitted by the applicant have been provided as an attachment.

45-DAY PUBLIC INPUT PERIOD *

This type of application requires a 45-day public input period before a decision is made. The purpose of the 45-day comment period is to identify potential impacts by the proposal and recommend potential solutions to mitigate the impacts.

*** Comments received after the end of the 45-day input period will be provided to the Planning Commission. However, the comments might not be incorporated into the staff report or included in the analysis of the project.**

APPLICANT

Pascal Meyer
Carpenter Stringham
Architects

PETITION NUMBER(S)

Design Review

PLNPCM2024-00252

TSA Review

PLNPCM2024-00253

REVIEW THE PROPOSAL

Want the applicant to present their proposal at your next meeting? Submit a request within 14-days of this notice.

End Date // 3/27/2024

SUBMIT YOUR INPUT

Please submit your written comments via email to the Assigned Planner within the 45-day public input period.

End Date // 4/27/2024

ASSIGNED PLANNER

Grant Amann

Grant.Amann@slcgov.com

801.535.6171

PROPOSAL REVIEW

If you are interested in reviewing the proposal and would like the applicant to present their project at your Community Council meeting within the 45-day public input period, a request for attendance must be submitted within 14-days of this notice being sent. Please indicate the day and time of your meeting and staff will coordinate with the applicant to attend. Planning staff will attend the meeting to answer questions related to decision standards and the decision-making process. **Final date to request attendance:**

January 1, 2024

Alternatively, if a request for attendance is not received within 14-days, or your organization cannot meet within the 45-day input period, a public outreach event will be held as an opportunity to learn more about the proposal and provide comments (this may include but is not limited to an open house, online forum, presentation at a community event, social media posting and dialogue, or other events determined appropriate by the Planning Director).

LEARN MORE ABOUT THE PROPOSAL

For additional information on the proposal visit the **Citizen Access Portal**. All materials submitted by the applicant are a public record and are available to download.

To access this information:

1. Visit citizenportal.slcgov.com.
2. Enter the **Petition Number** in the search bar.
3. Click the “**Records Info**” tab and select “**Attachments**”.
4. Select the desired attachments (located near the bottom of the page).

Online Open House

For additional information on the proposal visit the project **Online Open House**. All materials submitted by the applicant are a public record and are available to download.

To access this information:

1. Visit www.slac.gov/openhouses.
2. Click on the **project title** for this petition (located under the “**Active Online Open Houses**” section).
3. Click the “**Additional Information**” tab.
4. Click on the desired attachments to view or download.

PROVIDING INPUT

As a Recognized Community Organization, we ask that you address the following in your comments:

- *Summary of potential issues, impacts, or community concerns with the proposal discussed during your organization’s meeting.*
-

- *Recommendations to mitigate potential issues, impacts, or community concerns.*
- *Number of attendees (not including those with the Applicant or Planning Staff).*
- *If a vote was taken on the matter, please provide the vote tally.*
- *Questions the community would like to see addressed.*

STANDARDS OF APPROVAL FOR THE DESIGN REVIEW REQUEST

The following standards of approval will be used by the Planning Commission to make a decision on the proposal. City Staff will review the proposal to ensure compliance with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the following:

1. 21A.26.078 – TSA Transit Station Area District
2. 21A.59 – Design Review

Your Recognized Community Organization has 45-days from the date of this notice to review the proposal and provide comments. A public hearing may be held within 14-days from this notice, but a final decision will not be made within the 45-day input period. **This 45-day input period ends on:**

April 27, 2024

For questions regarding this notice or the proposal, please contact the listed Assigned Planner.