

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AMENDED AGENDA  
May 11, 2022 at 5:30 p.m.  
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 attending the meeting in person, parking will be available in under the library accessible on 400 S or 500 S. If you are interested in watching the Planning Commission meeting, it will be available on the following platforms:

- YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- SLCTv Channel 17 Live: [www.slctv.com/livestream/SLCtv-Live/2](http://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@slcgov.com](mailto:planning.comments@slcgov.com).

**DINNER** - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. 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.

1. **TRAINING** - The Commission may receive training on city planning related topics.

**PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326**  
**REPORT OF THE CHAIR AND VICE CHAIR**  
**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **Affordable Housing Incentives** - The Mayor, at the request of the Planning Division, initiated amendments to the zoning ordinance regulations regarding affordable housing. The proposal would permit various incentives when affordable housing is provided. The incentives include administrative Design Review and additional building height in various zoning districts, Planned Development requirement modifications, removal of the density requirements in the RMF zoning districts, and additional dwelling types in various zoning districts. The proposed amendments involve multiple chapters of the Zoning Ordinance. Related provisions of Title 21A Zoning amended as part of this petition. The changes would apply Citywide. (Staff contact: Sara Javoronok at 801-535-7625 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case number PLNPCM2019-00658**

2. **Modifications to The Harvey Planned Development and Design Review at approximately 501, 511, and 515 East 2700 South** – A request by Alina Kowalczyk of Babcock Design, representing the property owners, for approval of modifications to earlier Planned Development and Design Review approvals to develop a mixed-use building with one commercial unit and 14 residential units. The applicant received Planned Development and Design Review approvals from the Planning Commission on February 9, 2022. Since that time, the applicant has modified their design including changes to approved exterior building materials, building height, building setbacks, and removal of sunken patios and external staircases. In accordance with sections 21A.55.100 and 21A.59.080, these types of modifications to the approved Planned Development and Design Review plans require approval from the Planning Commission. The project is located within Council District 7, represented by Amy Fowler. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case numbers PLNPCM2021-01092 and PLNPCM2021-01254**
  
3. **Modification to the Sugar House Heights Planned Development at 2660 S Highland Drive** – Clint Larson, representing the property owner (Ivory Homes, LTD) is requesting approval of a modification to the previously approved planned development. The Planning Commission approved a four-lot single-family residential planned development and subdivision called Sugar House Heights on September 26, 2018. Two of the four lots have frontage along Highland Drive and the Planning Commission approved specific designs for the homes on those lots. The single-family home on Lot 1 has been constructed. The applicant is requesting approval to change the design of the home on Lot 2. The request is considered a major modification pursuant to Section 21A.55.100 of the Zoning Ordinance and requires Planning Commission approval. (Staff Contact: Wayne Mills at 801-718-9431 or wayne.mills@slcgov.com) **Case Number: PLNSUB2017-01027**
  
4. **The Row at Ballpark Planned Development at approximately 367 W 1700 S** - Jarod Hall of Di'velept Design, representing the property owner, has requested Planned Development approval to construct a rowhouse-style multi-family development at approximately 367 West 1700 South. The applicant is requesting Planned Development approval to allow the construction of four (4) buildings that would not front the street (1700 South). The subject property is located within the CG General Commercial Zoning District and Council District 5, represented by Darin Mano. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case number PLMPCM2021-01241**
  
5. **Black Pearl Planned Development at approximately 968 W Quayle Avenue** - TAG C-Group, LLC, the property owner, has requested Planned Development approval to construct a rowhouse-style multi-family development at approximately 968 W Quayle Avenue. The applicant is requesting Planned Development approval to allow the construction of nine (9) curb cuts that would be spaced closer together than 100 feet apart, fronting Pearl Street. The subject property is located within the CG General Commercial Zoning District and Council District 2, represented by Alejandro Puy. (Staff contact: Michael McNamee at 801-535-7226 or michael.mcnamee@slcgov.com) **Case number PLMPCM2021-01306**

6. **Volunteers of America Large Group Home - Conditional Use at approximately 1875 S Redwood Road** - Volunteers of America (VOA) is requesting Conditional Use approval for a new clinical detoxification/recovery facility to be located on the first floor of an existing building at the above stated address in the CC – Corridor Commercial zoning district. The proposed use will consist of a dorm style in-patient facility with 24-hour supervision, a commercial kitchen providing meals for clients, and counseling and medical services provided for up to 165 individuals staying at the facility. The use is classified as a Dwelling - Large Group Home and is allowed as a Conditional Use in the CC zoning district. The property is located within Council District 2, represented by Alejandro Puy. (Staff contact: David J. Gellner at 801-535-6107 or david.gellner@slcgov.com) **Case Number PLNPCM2022-00019**

## **OTHER BUSINESS**

1. **Update to Policies and Procedures** - The Planning Commission will consider changes to the policies and procedures of the Commission. The proposed changes include addressing policies for electronic meetings, defining a quorum, voting, necessary changes to the formatting and numbering, and correcting any grammar or spelling errors. The purpose of this proposal is to update the policies and procedures to comply with Utah Code requirements that went into effect on May 4, 2022. The Commission may discuss other changes to the policies and procedures at their discretion.

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://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.*