

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
May 25, 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 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@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.

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

CONSENT AGENDA

1. **150 S Main Street Apartments - Design Review Time Extension Request** - Dwell Design Studios on behalf of HCD Main Street Tower Owner LLC, the property owner, is requesting that the Planning Commission grant a one-year time extension on the Design Review approval for the 150 S Main Street Apartments located at approximately 136, 144 and 156 S Main Street in the D-1 – Central Business District. The Planning Commission originally granted Design Review approval for this project on July 14, 2021. The extension would change the expiration date to July 15, 2023. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: David J. Gellner at 801-535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2021-00024**
2. **APPROVAL OF THE MINUTES FOR APRIL 27 AND MAY 11, 2022**

PUBLIC HEARINGS

1. **Euclid Corners Planned Development and Design Review at approximately 1012 West 200 South** - NeighborWorks Salt Lake, represented by Pascal Meyer of Carpenter Stringham Architects, has submitted Planned Development, Design Review, and Preliminary Plat applications to develop the property located at approximately 1012 W 200 S. The proposed development will consist of 16 single-family attached townhomes, each on their own lot. The subject property is currently undeveloped and is located in the TSA Urban Neighborhood Transition District (TSA-UN-T).
 - A. **Preliminary Plat:** Each townhome will be subdivided onto its own lot. The applicant is requesting approval for lots without frontage on a public street and modifications to the perimeter setbacks. **Case number PLNPCM2021-00866**
 - B. **Planned Development:** Planned Development approval is required for lots without frontage on a public street, modified setbacks and landscape buffers, and an increase in the amount of permitted open space. **Case number PLNPCM2021-00870**
 - C. **Design Review:** The applicant is requesting approval for a reduction in the ground floor glass requirement. **Case number PLNPCM2022-00176**

The project is within Council District 2, represented by Alejandro Puy. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com)

2. **The QUINCI Planned Development at approximately 1106 South Redwood Road** - Colton Chronister, CW Urban, representing the property owner is requesting Planned Development approval for the QUINCI, a multi-family townhome development, located at the above stated address. The subject property is approximately 3.7 acres in size and is located in the CC (Commercial Corridor) zoning district. The proposed design consists of a total of 16 buildings with 89 new townhome units. Planned Development approval is required for the configuration with multiple buildings on the site without public street frontage. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Liz Hart at 801-535-6681 or elizabeth.hart@slcgov.com) **Case number PLNPCM2022-00074**

OTHER BUSINESS

1. **Thriving in Place** – The Planning Commission will receive a briefing on Thriving In Place, Salt Lake City's anti-displacement and gentrification effort. Thriving In Place is intended to analyze existing data, including geospatial data and public sentiments, to determine where the areas at greatest risk of displacement are located and to suggest policies, programs, and services that could be implemented at the City level to mitigate displacement and gentrification pressures, helping keep people in their homes and neighborhoods. Information regarding the Thriving In Place efforts can be found at ThrivingInPlaceSLC.org

Staff Contacts are Angela Price - Angela.Price@slcgov.com and Susan Lundmark - Susan.Lundmark@slcgov.com

2. **Moderate Income Housing Plan (Growing SLC) Implementation Plan Amendment** - The Planning Commission will receive a briefing on new requirements to include an implementation plan in the City's Moderate Income Housing Plan, *Growing SLC*. *Growing SLC* is in its final year and has seen significant success toward the goals and objectives outlined within it. To date, all of the main goals have been completed or seen significant progress toward their completion. Despite this progress, Salt Lake City's housing market has seen record price increases, which have called for further implementation of the goals in the final year. Additionally, HB 462 – Affordable Housing Amendments, which passed in the 2022 general legislative session, requires an implementation plan to be adopted by October 1, 2022. To both continue addressing the housing situation and to comply with new requirements, an implementation plan is being presented to the Planning Commission to include the housing-related efforts that are currently being undertaken by the City.

Staff Contact - Angela Price - Angela.Price@slcgov.com

3. **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, and voting and the necessary 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 go 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. 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.