

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AGENDA  
June 8, 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](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.

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

**PLANNING COMMISSION DISCUSSION** - 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.

**PUBLIC HEARINGS**

1. **Kozo House Design Review Modifications at approximately 633 West 200 North** - Bryce Baker, representing the property owner, is requesting modifications to a Design Review that was approved by the Planning Commission on December 2, 2020. The approval was granted a one-year extension on November 10, 2021. Since that time, the applicant has modified the design. In accordance with section 21A.59.080 the proposed modifications require approval from the Planning Commission. This project is located within the TSA-UC-T (Transit Station Area-Urban Core-Transition) zoning district located within Council District 3, represented by Chris Wharton. (Staff contact: Amy Thompson at (801-535-7281) or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)) **Case number PLNPCM2020-00258**

## **WORK SESSION**

1. **Ballpark Station Area Plan** The Planning Commission will receive a briefing on a new station area plan in the Ballpark Neighborhood, which was initiated by the Mayor. Planning staff is requesting that the Planning Commission hold a work session to discuss the small area plan and provide feedback to Planning Staff so the Ballpark Station Area Plan can be finalized and be brought back to the Planning Commission for a recommendation to City Council. The Ballpark Station Area Plan will encompass the area that runs roughly between 900 South to 1700 South, and State Street to I-15. The small area plan's boundaries are within both the Central Community and the Downtown Master Plans. The Ballpark Station Area Plan is located within Council District 5, represented by Darin Mano. (Staff contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com) **Case number PLNPCM2022-00323**
2. **Downtown Building Height & Street Activation Briefing** - The Planning Commission will receive a briefing from Design Workshop on the Salt Lake City Planning Division's proposal to update portions of the Zoning Ordinance related to allowed building heights, required design features, and public space activation within the Downtown Master Plan area. The code revisions aim to accommodate growth and respond to new development pressures, while developing standards for public spaces. Changes seek to have a positive impact on human-scale orientation, pedestrian accessibility, and community character. (Staff contacts: Kelsey Lindquist at kelsey.lindquist@slcgov.com and Amanda Roman at amanda.roman@slcgov.com) **Case number PLNPCM2022-00529**
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](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.*