

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
July 27, 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
APPROVAL OF THE MINUTES JUNE 22, 2022
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. **Conditional Use for an ADU at approximately 939 East 1700 South** - Morgan Zack, representing the property owners, is requesting Conditional Use approval to build a detached accessory dwelling unit (ADU) at the above-stated address. The request is for the unit to be approximately 640 square feet in size and 12'1" tall and to be located in the northeast corner of the rear yard. The subject property is approximately 0.16 acres (6,969 square feet) in size and is in the R-1-5,000 (Residential District) located within Council District 5, represented by Darin Mano. (Staff contact: Diana Martinez at 801-535-7215 or at diana.martinez@slcgov.com) **Case number PLNPCM2022-00394**
2. **Mendon Court Preliminary Subdivision and Planned Development at approximately 839 S Mendon Court** - Gary Knapp with JZW Architects, representing the property owner, has submitted Planned Development and Preliminary Plat applications to develop the property located at 839 S Mendon Court. The proposed development will consist of 3 single-family attached townhomes, each on their own lot. The subject property is currently undeveloped and is located in the Moderate Density Multifamily Residential (RMF-35) zoning district.

- 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. **Case number PLNSUB2022-00419**
- B. **Planned Development:** Planned Development approval is required for lots without frontage on a public street, to allow an accessory structure in the front yard setback and within 10' of a principal structure on an adjacent property, exceeding the maximum parking allowed, modified landscape buffers, and a fence over 4 feet in height forward of the primary façade. **Case number PLNPCM2021-01078**

The project is located within Council District 5, represented by Darin Mano. (Staff contact: Krissy Gilmore at 801-535-7780 or Kristina.gilmore@slcgov.com)

- 3. **1550 S Main Street Assemblage Zoning Map, Master Plan and Zoning Text Amendments and Alley Vacation**- Urban Alfandre is requesting that the City amend the zoning map and master plan for multiple property parcels located at approx. 1518, 1530, 1540, 1546 S Main Street and 1515 S Richards Street respectively. All properties are zoned CC – Commercial Corridor with the exception of the parcel at 1515 S Richards Street which is zoned R-1/5000, Single-Family Residential. The applicant is requesting a change to the future land use map designation in the Central Community Master Plan from Community Commercial to High Mixed Use on these parcels and a zoning change to the FB-UN2 – Form Based Urban Neighborhood Zoning District. An alley that runs through the properties would be vacated as part of this request. The intent of these petitions would be to combine all parcels as well as the alley into one cohesive parcel under the new zoning in order to build a mixed-use/multi-family development on the site. The property area for all parcels and the alley is approximately 2 acres. No specific site development has been submitted or is under consideration. The following petitions are associated with this proposal:
 - A. **Zoning Map Amendment:** Change on parcels from CC & R-1/5000 to FB-UN2. **Case number PLNPCM2021-01191**
 - B. **Master Plan Amendment:** Change to the future land use map in the Central Community Master Plan. **Case number PLNPCM2022-00065**
 - C. **Alley Vacation:** Request to vacate and close the platted alley to incorporate the area as private property in the development. **Case number PLNPCM2022-00086**

The properties and alley are located within Council District 5, represented by Darin Mano. (Staff contact: David Gellner at 801-535-6107 or david.gellner@slcgov.com)

- 4. **Sugar House Circulation Plan Modifications** - The Salt Lake City Transportation Division is proposing a modification to the Sugar House Circulation Plan (adopted in 2013) that would adopt the Local Link Project as an addendum. Local Link is a circulation plan that has been jointly produced by Salt Lake City, Millcreek, Holladay, and South Salt Lake City that addresses pedestrian and bicycle connections in and between the participating cities and evaluates transit connections between Sugar House, Millcreek, and Holladay. The Planning Commission is being asked to make a recommendation to the City Council regarding the adoption of the proposed plan. The area covered by the plan is located in City Council District 7, represented by Amy Fowler. (Staff Contact: Lynn Jacobs at 801-535-6630 or lynn.jacobs@slcgov.com)

5. **Ballpark Station Area Plan** - A request by the Mayor to create a station area plan in the Ballpark Neighborhood. The Ballpark's Station Area Plan is intended to capitalize on the community assets and set a framework to help guide growth related issues and pressures and to keep the neighborhood as the home of baseball in Utah. 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**
6. **Moderate Income Housing Plan (Growing SLC) Implementation Plan Amendment** - The Planning Commission received a briefing on May 25, 2022 regarding new state 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 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 will be presented to the Planning Commission to include the housing-related efforts that are currently being undertaken by the City. The Planning Commission will make a final recommendation to the City Council, who is the final decision maker. (Staff Contact: Ruedi Matthes at (385) 415-4701 Ruedigar.Matthes@slcgov.com)

WORK SESSION

1. **Northpoint Small Area Plan Briefing** - The Planning Commission will receive a briefing from Logan Simpson, the project consultant, on the Salt Lake City Planning Division's Northpoint Small Area Plan update process. The Northpoint Small Area Plan will provide guidance on the future development and use of property along 2200 West Corridor in the Northwest Planning Community of Salt Lake City. The project area is located in Council District 1 represented by Victoria Petro-Eschler. (Staff contact: Krissy Gilmore at 801-535-7780 kristina.gilmore@slcgov.com) **Case number PLNPCM2022-00687**

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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.