

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION HYBRID MEETING AMENDED AGENDA
August 24, 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 and online. 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 interested in participating virtually during the Public Hearing portion of the meeting connect with us on Webex at:

- <https://bit.ly/slc-pc-08242022>

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.

- **Training: Civil Enforcement and Zoning**

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326
APPROVAL OF THE MINUTES JULY 27, 2022
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

Petition Initiation: Drive Throughs in the CSHBD Zoning District - The Planning Commission will discuss initiating a petition to amend the zoning ordinance related to drive thru restaurants in the Sugar House Business District. The commission may discuss the impact the land use has on the purpose statement of the zoning district and the Sugar House Community Plan and whether the land use is appropriate in the zoning district. The Commission may vote to initiate a zoning amendment to address issues discussed. (Staff contact: Nick Norris, Planning Director nick.norris@slcgov.com or 801-535-6173)

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. **Planned Development at approximately 1146 S Redwood Rd** - Tyler McArthur, the property owner, with Manifest Development is requesting Planned Development approval for Dawson Place, a multi-family townhome style development, located at the above-stated address. The proposed design consists of a total of 10 buildings with 58 new townhome units. The subject

property is approximately 1.85 acres in size and located in the CC (Commercial Corridor) zoning district. Planned Development approval is required for this project due to proposed principal buildings without street frontage and additional building height. The CC district allows a maximum height of 30 feet. The applicant is proposing approximately 1 foot of extra height. 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 PLNPCM2022-00366**

2. **Lotus Alchemy Design Review and Planned Development at approximately 18, 28, & 54 W 700 South** - Grant Wise, representing the property owner Lotus Greenline LLC, has submitted Design Review and Planned Development applications to develop the above-stated property. The project site is in the D-2 (Downtown Support) zoning district. The building will have two structured parking levels with 250 parking stalls and 214 residential units in the 5 levels above. The proposed project also incorporates a public mid-block pedestrian walkway that runs north-south along the eastern property line.
 - A. Design Review: The proposed building is approximately 76 feet in height. Buildings over 65 feet in height must go through the Design Review process. The applicant is also requesting to modify the maximum length of a street-facing facade. **Case number PLNPCM2022-00442**
 - B. Planned Development: Planned Development approval is required to exceed the maximum parking allowed in the D-2 zoning district. **Case number PLNPCM2022-00489**The project is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Krissy Gilmore at 801-535-7780 or Kristina.gilmore@slcgov.com)
3. **Design Review at approximately 370 S West Temple** - Brian Miller, of Solomon Cordwell Buenz Architects, representing the property owners, is requesting Design Review approval for a hotel at the above-stated address. The proposal is for a 10-story, 209-room hotel with restaurant and amenity space. The property is in the D-1 (Central Business District) zoning district. The project requires Design Review approval as it is proposed as approximately 129 feet tall. Mid-block buildings over 100' tall, are permitted only with Design Review approval by the Planning Commission. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case number PLNPCM2022-00422**
4. **Zoning Map Amendment at approximately 856 W. 1300 South** - Jordan Atkin, with the property owner TAG SLC, is requesting a Zoning Map Amendment to rezone the property located at the above address from the existing R-1-5,000 (Single-family Residential District) to FB-UN-1 (Form Based Urban Neighborhood District). The applicant intends to construct a townhome development (Single-family Attached Residential) of 6 dwellings if the map amendment is approved. The subject property is located within City Council District 2, represented by Alejandro Puy. (Staff Contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case number PLNPCM2022-00009**
5. **Downtown Building Heights & Street Activation Text Amendment** - The Mayor, at the request of the City Council, initiated an amendment to the allowed building heights, required design features, and public space activation within the Downtown Master Plan area. This proposal includes amendments to the following zoning districts: D-1, D-2, D-3, D-4, CG, FBUN1, and

FBUN2. Additionally, the proposed 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 contact: Kelsey Lindquist at kelsey.lindquist@slcgov.com) **Case number PLNPCM2022-00529**

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.