

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION AMENDED MEETING AGENDA  
December 14, 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**  
**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.

**CONSENT AGENDA**

1. **APPROVAL OF THE MINUTES FOR NOVEMBER 9, 2022 & NOVEMBER 16, 2022**
  
2. **Bishop Place Planned Development** - Paul Garbett, Garbett Homes, has submitted a letter to request an additional one-year extension for the Bishop Place project that was approved by the PC on 12/9/2020. The approval granted was for a single-family attached residential development of twenty-four (24) dwelling units located at approximately 432 N. 300 West (Bishop Place – a private street). The subject property is zoned SR-3 (Special Development Pattern Residential District) and is located in Council District 3 represented by Chris Wharton (Staff contact: Lex Traugher at (801)535-6184 or [lex.traugher@slcgov.com](mailto:lex.traugher@slcgov.com)) **Case Number PLNSUB2019-01159**

**PUBLIC HEARINGS**

1. **Northpoint Small Area Plan** - A request by the City Council to revise and complete an update to the Northpoint Small Area Plan. The Northpoint Small Area Plan is a land use plan for the land that is generally located between the Salt Lake City International Airport and the northern boundary of the city along the 2200 West corridor. The Northpoint Small Area Plan was adopted

in April 2000. The updated plan will provide guidance on existing and anticipated development in the area, as well as annexation-related issues. As part of the plan update, the Salt Lake City Major Streets Plan will be amended to reflect recommended roadway alignments. The subject area is located within Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Krissy Gilmore at 801-535-7780 or at [kristina.gillmore@slcgov.com](mailto:kristina.gillmore@slcgov.com)) **Case number PLNPLC2022-00687**

- 2. West Quarter Block C Design Review at approximately 260 W 200 S.** - The applicant, Ashvini Dinoy, with Dwell Design Studio, representing the property owner, is requesting Design Review approval to develop the property at approximately 260 W 200 S. The project site is in the D-4, Downtown Secondary Central Business District and is approximately 2.34 acres (63,723 sq ft). The proposal is to construct a 16 story, multifamily residential, mixed-use building with 323 residential dwelling units as well as ground-floor retail space. The applicant is also proposing to extend the existing Quarter Row mid-block private street along the eastern lot line of the subject site and record an associated public access easement. Through the Design Review Process the applicant is requesting to exceed the building height allowance of the D-4 Zoning District by approximately 110 feet, 7 inches. The zone permits a building height of 75 feet and the applicant is proposing a height of approximately 185 feet 7 inches. The regulations of the D-4 zone allow developments constructing privately owned mid-block streets with a public easement to increase the height of the building on the remaining abutting parcel through the Design Review process. The project is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Brooke Olson at 801-535-7118 or [brooke.olson@slcgov.com](mailto:brooke.olson@slcgov.com)) **Case Number PLNPCM2022-00141**
  
- 3. Planned Development at approximately 1580-1620 South 900 West** - TAG SLC, the property owner represented by Jordan Atkin, is requesting Planned Development approval for 71 townhome style condos at approximately 1580-1620 South 900 West. The project comprises roughly 2.59 acres in the Community Business (CB) zone. With Planning Commission approval, Planned Developments are allowed modifications to the zoning ordinance where a finished product would be better for the community than what could be built by strictly following the zoning ordinance in the CB zone. TAG is requesting relief from the following sections of Salt Lake City Code:

  - A.** 21A.36.010.B, which requires that not more than one principal building shall be located on any lot.
  - B.** 21A.36.010.C, which requires that all lots must have frontage on a public right-of-way.

The project is within Council District 2 represented by Alejandro Puy. (Staff contact: Grant Amann at 801-535-6171 or [grant.amann@slcgov.com](mailto:grant.amann@slcgov.com)) **Case Number PLNPCM2022-00426**
  
- 4. Planned Development and Preliminary Subdivision for Nielsen Estates at approximately 833 W Hoyt Place and 834 W 200 North** - Jeff Mogharrab, of Ward Engineering, representing the property owner, is requesting approval for a 9-lot subdivision and housing development at approximately 834 W. 200 North and 833 W. Hoyt Place. The proposal is to adjust the lot for an existing single-family home along 200 North and to create 8 additional lots to accommodate a twin home and 6 single-family attached units. The property is in the SR-3 (Special Development Pattern Residential) zoning district.

The proposed project is subject to the following petitions:

**A. Planned Development (PLNPCM2018-00878):** The development is required to obtain Planned Development approval for the following:

- 7 lots without street frontage
- Reduced front yard setback, 5' where 10' would be required
- Reduced rear yard setback, 5' where 15' would be required
- Steps and landings to be located closer than 4' to property line (in rear yard area)

**B. Preliminary Subdivision (PLNSUB2018-00879)**

The subject property is within Council District, represented by Alejandro Puy. (Staff contact: Eric Daems at (801)-535-7236 or [eric.daems@slcgov.com](mailto:eric.daems@slcgov.com)) **Case Numbers PLNPCM2018-00878 and PLNSUB2018-00879**

5. **Homeless Resource Center Text Amendment** - A petition initiated by the City Council through ordinance 15B of 2022 to establish a process for approving future homeless resource centers in the city, modifies existing standards for homeless resource centers and homeless shelters, and makes other necessary and related modifications to Title 21A Zoning. The proposal includes adopting the Homeless Resource Center Overlay Zoning District, modifying section 21A.36.350 Standards for Homeless Resource Centers, adding provisions for temporary/season homeless resource centers that incorporate recent changes to Utah Code, modifying chapter 21A.50 to add factors to consider when mapping the homeless resource center overlay and other related changes, and modifying defined terms. The Planning Commission may consider any modifications to these sections or other related provisions within Title 21A Zoning. This proposal does not include mapping of the overlay at this time; however, the commission may consider modifications to the code that authorize the use in some locations through the text of the zoning code. More information on the proposal can be found at <https://www.slc.gov/planning/2022/10/14/hrc-amendments/> (Staff Contact: Staff Contact: Nick Norris at 801-535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)) **Case Number PLNPCM2022-01068**
6. **Landscaping Regulation Modifications Necessary to Qualify for Rebates** - A zoning text amendment initiated by the Mayor to update landscaping regulations to ensure that Salt Lake City property owners remain eligible for rebates to replace turf with waterwise landscaping. Updates include modifications to include turf limitations, requirements related to mulch and irrigation systems and some definitions. The Planning Commission may consider modifications to other related sections of 21A Zoning as part of this proposal. (Staff Contact: Nick Norris at 801-535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)) **Case number PLNPCM2022-01050**

*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.*