

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION AMENDED MEETING AGENDA  
February 8, 2023, 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. **TIME EXTENSION REQUEST - Chromeworks Planned Development & Design Review** - George Hauser with SMH Builders submitted a letter to request an additional one-year extension for the Chromeworks project that was approved by the Planning Commission on December 9th, 2020. The approved Planned Development & Design Review modification consisted of additional building height and balcony encroachment into the required front yard area. The project consists of 234 multi-family residential units located at approximately 269, 259, and 255 West Brooklyn Avenue. The subject property is zoned CG (General Commercial) and is located in Council District 5 represented by Darin Mano (Staff contact: Nan Larsen at (801)535-7645 or [Nannette.larsen@slcgov.com](mailto:Nannette.larsen@slcgov.com)) **Case Numbers PLNPCM2020-00610 & PLCPCM2020-00843**
2. **TIME EXTENSION REQUEST - Glendale Townhomes Planned Development** - Pierre Langué of Axis Architects submitted a letter to request a one-year extension for the Glendale Townhomes project that was approved by the Planning Commission on February 23rd, 2022. The project consists of 8 buildings with a total of 57 townhomes, 24 of which include a live/work option. The buildings will be three stories tall with internal garages for each unit. The project received Planned Development approval as four of the buildings do not have frontage on a public street. The property is at 1179 S. Navajo Street and is zoned CB (Community Business). The subject property

is within Council District #2, represented by Alejandro Puy. (Staff contact: Eric Daems at 801-535-7236 or [eric.daems@slcgov.com](mailto:eric.daems@slcgov.com)) **Case number PLNPCM2021-00378**

3. **APPROVAL OF THE RETREAT MINUTES FOR JANUARY 18, 2023**
4. **APPROVAL OF THE MINUTES FOR JANUARY 25, 2023**

## **PUBLIC HEARINGS**

1. **Zoning Text Amendment related to Pole Signs on School Properties** - Paul Schulte with the Salt Lake City School District has requested a Zoning Ordinance text amendment to allow freestanding pole signs on public and private school properties. Public and private schools are located in various zoning districts and not all of the zoning districts where schools are located allow freestanding pole signs. The signs are used to provide information to the community on events occurring at the school. The proposal would amend sections of Chapter 21A.46 of the Zoning Ordinance. (Staff contact: Meagan Booth at [meagan.booth@slcgov.com](mailto:meagan.booth@slcgov.com) or 801-535-7213) **Case Number PLNPCM2021-00190**
2. **Zoning Map Amendment at Approximately 792 W 900 S** - Cameron Broadbent, the property owner, has submitted an application to amend the Zoning Map for two separate vacant parcels located at 792 W 900 S and 875 S 800 W. The requested Zoning Map amendment would rezone the property from M-1 (Light Manufacturing) to R-MU (Residential/Mixed Use). The requested amendment would allow for residential uses not permitted under the existing zoning district. The subject properties are located within Council District 2, represented by Alejandro Puy. (Staff contact: Katilynn Harris at 801-535-6179 or [katilynn.harris@slcgov.com](mailto:katilynn.harris@slcgov.com)) **Case Number PLNPCM2022-00587**
3. **Alley Vacation at Approximately 2167 S 800 E** - Denise Vance, the property owner of 815 E. Wilmington Avenue, is requesting an alley vacation for a 7.3-foot by 156.75-foot portion of the alley that runs west to east within the block north of Wilmington Avenue. The alley is located between 800 East and 900 East. The property abutting this alley is zoned R-1/5,000 (Single-Family Residential District) and is located within Council District 7, represented by Amy Fowler. (Staff contact: Diana Martinez at 801-535-7215 or [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)) **Case Number PLNPCM2022-00802**
4. **State Street Zoning Map and Master Plan Amendment** - Matthew Ratelle with the Colmena Group representing the property owner is requesting a zoning map and master plan amendment for four properties at 1791 S State Street, 1815 S State Street, 118 E Coatsville Ave, and 120 E Coatsville Ave . The applicant is requesting to amend the master plan designation for the properties in the Central Community Master Plan from "Community Commercial" and "Low Density Residential" to "High Mixed Use" and change the zoning of the properties from R-1/5,000 Single Family Residential and CC Commercial Corridor to R-MU Residential Mixed Use which would allow for building height up to 75'. A formal development proposal has not been submitted at this time. (Staff contact: Trevor Ovenden at 801-535-7168 or [trevor.ovenden@slcgov.com](mailto:trevor.ovenden@slcgov.com)) **Case Numbers PLNPCM2022-00999 & PLNPCM2022-00998**

*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.*