

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION AMENDED MEETING AGENDA  
February 22, 2023, at 5:30 p.m.  
City & County Building  
451 South State Street, Room 326  
Salt Lake City, Utah 84111**

(The order of the

**This meeting will**  
the Planning Com

- YouTube
- SLCtv Ch

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. **Conditional Use for Big-D Construction Headquarters at Approximately 404 W 400 South** - Big-D Construction, represented by Rob Moore and property owner VENTURE 404 WEST LC, is requesting Conditional Use approval to construct a 31,350 square foot 3-story addition to their existing 64,573 square foot office building at the above-stated address. The subject property is located in the D-3 (Downtown Warehouse / Residential) Zoning District. Commercial/office uses in buildings of three (3) stories or more without multi-family dwellings shall be allowed only as a conditional use and then only when the applicant has demonstrated that the proposed location is not suitable for multi-family residential use. The subject property is within Council District 2, represented by Alejandro Puy. (Staff contact: Grant Amann at [grant.amann@slcgov.com](mailto:grant.amann@slcgov.com) or 801-535-6171) **Case Number PLNPCM2022-00750**

2. **Zoning Map Amendment at Approximately 1549 S, 1551 S, & 1565 S 1000 West, and 1574 S 900 West** - Jordan Atkin, represents the Zoning Map for four separate parcels. He submitted an application to amend the Zoning Map amendment would rezone the property from R-1/7000 (Single-Family Residential) to R-1U-35 (Residential/Mixed Use). The requested amendment would allow for expanded residential uses not permitted under the existing **POSTPONED**

~~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)~~  
**Case Number PLNPCM2022-00733**

3. **Zoning Map Amendment at Approximately 510 S. 200 West** - Jason Boel, representing the property owners, is requesting a Zoning Map Amendment for the property located at the above-stated address. The proposal would rezone the subject property from D-2 (Downtown Support District) to D-1 (Central Business District). The subject property is approximately 1.02 acres or 44,431 square feet. No development plans were submitted with this application. The subject property is within Council District 4, represented by Ana Valdemoros. (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Number PLNPCM2022-01108**
  
4. **Zoning Map Amendment at Approximately 2350 N. and Annexation at Approximately 2441 N. Rose Park Lane** - JWright Communities, LLC, property owner, is requesting a Zoning Map Amendment for an approximately 6 acre parcel of land located at 2350 N Rose Park Lane. In conjunction with this request, the property owner has filed a petition to annex approximately 28 acres of property located at approximately 2441 N Rose Park Lane. The following petitions are associated with this proposal:
  - A. **Annexation (PLNPCM2021-01124)** – A petition to annex into Salt Lake City approximately 28 acres of property generally located at approximately 2441 N Rose Park Lane. The annexation requires designating a zone for each property within the annexation area. The properties are proposed to be zoned as follows:
    - i. 2440 N Rose Park Lane – OS, Open Space
    - ii. 2441 N Rose Park Lane – R-MU, Residential/Mixed-Use
    - iii. 2462 N Rose Park Lane – OS, Open Space
  - B. **Zoning Map Amendment (PLNPCM2021-01134)** – A petition to rezone property located at approximately 2350 North Rose Park Lane from AG-2 – Agricultural to R-MU, Residential/Mixed Use. The zoning is intended to support future development of an 1,800-unit multi-family residential development. The property is currently within Salt Lake City boundaries.

Although the petitions propose specific zones for the properties, the Commission may consider other zones with similar characteristics. The properties at 2350 and 2441 N are currently used for horse boarding and outdoor equipment storage. The properties at 2440 N and 2462 N are currently vacant. The properties are in or near Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Daniel Echeverria at 801-535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com))

## **BRIEFINGS**

1. **Housing SLC Briefing** - Housing SLC, which will replace Growing SLC as the City's five-year moderate income housing plan, is being drafted prior to a public comment period. This briefing will provide an overview of the engagement and data collection period, which overlapped with efforts on the Thriving in Place process and took place throughout 2022. From the engagement and data collection period, trends were observed and six key findings emerged. These key findings will be presented to the Planning Commission and will be used to inform the goals and action items in Housing SLC. (Staff contact: Ruedigar Matthes at 385-415-4701 or Ruedigar.Matthes@slcgov.com)

*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.*