

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION AMENDED MEETING AGENDA
March 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
- 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

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

A request for the Planning Commission to ask for input from the Historic Landmark Commission on a text amendment related to the Historic Preservation Overlay. **Case Number PLNPCM2023-00123**

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.

YWCA Campus Conditional Use Modification For Fence Height at Approximately 322 E 300 S –

The YWCA has submitted a request to modify the conditional use granted in 2008 for the campus development to allow for taller fence height. The applicant wants to install taller fences in certain areas of the campus to improve security for their clients/customers. The request is being reviewed under Section 21A.40.120.E.4.i of the city zoning ordinance which potentially allows for fences to exceed the height limits when the fence is part of a conditional use. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com.) **Prior Case Number 410-08-09**

PUBLIC HEARINGS

1. **Conditional Use for Big-D Construction Headquarters at Approximately 404 W 400 S** - 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 or 801-535-6171) **Case Number PLNPCM2022-00750**

2. **Zoning Map Amendment at Approximately 1549 S, 1551 S, & 1565 S 1000 W, and 1574 S 900 W** - Jordan Atkin, representing the property owner, has submitted an application to amend the Zoning Map for four separate parcels. The requested Zoning Map amendment would rezone the property from R-1/7000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential). The requested amendment would allow for expanded residential uses not permitted under the existing zoning district. Other zones with similar characteristics to the proposed zone may be considered. 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 W** - 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)

5. **Woodland Commons Planned Development at Approximately 2435 S 500 E** - Altus Development, the property owner, has requested Planned Development approval to construct a rowhouse-style multi-family development consisting of 20 dwelling units spread across five buildings at approximately 2435 S 500 E. The applicant is requesting Planned Development approval to allow the construction of buildings without frontage on a public street, a reduction in the required minimum lot width for multi-family developments, and for relief on setback and landscape buffer requirements. The subject property is located within the RMF-35 Moderate Density Multi-Family Residential Zoning District and Council District 7, represented by Amy Fowler. (Staff contact: Michael McNamee at 801-535-7226 or michael.mcnamee@slcgov.com) **Case Number PLMPCM2022-00864**

WORK SESSION

1. **PC Work Session to discuss proposed Planned Development at 1512 S 300 W** - Arlie Green, representing Western Region Nonprofit Housing Corporation, has applied for a planned development for a new 60-unit apartment building at approximately 1512 S 300 W. As part of the request, the building would have zero setbacks on the east, north, and south property lines. The CG zone requires a front, corner, and rear setback of 10 feet. 21A.55.050 outlines the standards for planned developments. The applicant is requesting a work session with the Planning Commission to discuss modifications to the setbacks, landscape, and parking requirements. The subject property is located in Council District 5, represented by David Mano (staff contacts: Meagan Booth (801) 535-7213, meagan.booth@slcgov.com, and Cassie Younger (801) 535-6211, casimira.younger@slcgov.com) **Case Number PLNPCM2022-01154**
2. **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. 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.