

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

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 ADU at Approximately 1163 S Lake Street** - Eric Egenolf, on behalf of the property owner, Jennifer Cleveland, is requesting Conditional Use approval for a new detached ADU (Accessory Dwelling Unit) at the above-stated address. The unit would be 576 square feet and 11 feet 4 inches high. The subject property is zoned R-1/5,000 (single-family residential), located within Council District 5, represented by Darin Mano. (Staff contact: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com) **Case Number PLNPCM2022-01158**
2. **Design Review at Approximately 435 East 400 South** - Gonzalo Calquin of Envision Architects, on behalf of the property owner, is seeking Design Review approval for a street-facing building façade longer than 200 feet. The proposed multi-family residential development at the above-stated address is located in the TSA-UN-C (Transit Station Area Urban Neighborhood Core) Zoning District, and within Council District 4, represented by Ana Valdemoros. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com & Cassie Younger at 801-535-6211 or cassie.younger@slcgov.com) **Case Number PLNPCM2022-01103**

3. **Modifications to Design Review Approval for Chicago Street Townhomes at approximately 928 & 938 W. South Temple and 18, 28, 30, & 36 N. Chicago** - Jarod Hall and Mike Smith of Di'velept, representing the property owners, are requesting modifications to the earlier Design Review approval to develop 30 townhomes. Since receiving the Planned Development, Design Review, and Preliminary Subdivision approval on January 26, 2022, the applicant has modified their design placing the primary entrances facing Chicago Street perpendicular to the street. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case Number PLNPCM2021-00825**

4. **Zoning Map & Text Amendment at Approximately 754 S State Street** - Kirton McConkie, represented by Tyler Buswell, Attorney for IHC Health Services, Inc. (the property owner), is requesting a zoning map and text amendment that would facilitate the development of an urban hospital at the address stated above. The subject property, commonly referred to as the "former Sears site" includes 10 parcels and is approximately 9 acres in size. The addresses included are: 754 S. State St., 709 S. Main St., 36, 48, 56 E. 700 S., and 725, 727, 728, 735, 739 S. Major St. The applicant is requesting the following amendments:
 - A. **Zoning Map Amendment:** The proposal is to change the above-indicated parcels from the D-2 (Downtown Support District) zone to the D-1 (Central Business District) zoning designation.
 - B. **Text Amendment:** The proposal is to add the following land uses to the D-1 land use table as Permitted Uses:
 - i. Hospital, including accessory lodging facility.
 - ii. Ambulance service (indoor).
 - iii. Ambulance service (outdoor).The subject properties are located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case Number PLNPCM2022-01109**

BRIEFING

1. **Affordable Housing Incentives** - The Planning Commission will receive a briefing from staff on the proposal to amend the zoning ordinance to incentivize affordable housing. The proposed incentives include allowing administrative Design Review and additional building height in various zoning districts, modifying Planned Development requirements, removing the density requirements in the RMF zoning districts, and allowing additional dwelling types in various zoning districts when affordable housing is provided. The proposed amendments involve multiple chapters of the Zoning Ordinance. Related provisions of Title 21A Zoning amended as part of this petition. The changes would apply Citywide. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2019-00658**

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.