

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AMENDED (3rd) AGENDA
March 29, 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.

TENTATIVE CLOSED SESSION - The Planning Commission may consider a motion to enter into Closed Session. A closed meeting described under Section 52-4-205 may be held for specific purposes including, but not limited to strategy sessions to discuss pending or reasonably imminent litigation and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

UNFINISHED BUSINESS

1. **Conditional Use for Big D Construction at Approximately 404 S. 400 West** - Continuation of a Tabled Item from the March 8th, 2023, Planning Commission meeting. 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 801-535-6171 or grant.amann@slcgov.com) **Case Number PLNPCM2022-00750**

PUBLIC HEARINGS

1. **Planned Development for Platform 1500 at Approximately 1512 S. 300 West** - Arlie Green, with Western Region Nonprofit Housing Corporation, representing the property owner, is requesting a Planned Development for a new 60-unit apartment building with all 60 units at 43% AMI or lower. The applicant is seeking relief from the landscape yard requirements of the CG (General Commercial) Zone. The minimum yard requirement in the CG zone is 10 feet, with the applicant proposing a 2.8-foot setback on the rear, a 2.5 foot setback on the front, and a zero-foot setback on the north and south property lines. The subject property is located in Council District 5, which is represented by Darin Mano. (Staff contacts: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com and Cassie Younger 801-535-6211 or cassie.younger@slcgov.com) **Case Number PLNPCM2022-01154**
2. **Zoning Map Amendment at 924 W 200 North** - TAG SLC, LLC, representing the property owner, is requesting a Zoning Map Amendment for the property located at the above-stated address. The applicant is requesting to rezone the property, totaling about .5 acres, from R-1/5,000 (Single Family Residential) to RMF-30 (Low Density Multi-Family Residential). The proposed request would allow flexibility for development of the property in terms of density and housing types. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Rylee Hall at 201-585-6308 or rylee.hall@slcgov.com) **Case Number PLNPCM2022-01142**
3. **Nonconforming Signs Text Amendment** – Mayor Erin Mendenhall has initiated a petition to amend section 21A.46.140 of the zoning ordinance related to nonconforming signs. This proposed amendment is generally focused on aligning sign standards with city goals, supporting businesses, and addressing any applicable state law. The proposed changes would allow for more flexibility for maintaining, reusing, modifying, and updating of existing signs. The proposed changes also clarify when the removal of such signs is required. The planning commission may consider modifications to other related sections of title 21A *Zoning* as part of this proposal. (Staff Contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com) **Case Number PLNPCM2022-00984**

WORK SESSIONS

1. **Affordable Housing Incentives** - The Planning Commission will discuss 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**
2. **Housing SLC** – The Planning Commission will discuss the land use related policies and actions proposed for Housing SLC, which will replace Growing SLC as the City's five-year moderate income housing plan, prior to a public hearing after the public comment period ends. The Commission received a briefing on March 8, 2023, that provided an overview of the plan, its goals, and the state requirements governing moderate income housing plans. (Staff contact: Ruedigar Matthes at 385-415-4701 or Ruedigar.Matthes@slcgov.com)
3. **Updates to Policies & Procedures**

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.