

**Salt Lake City Planning Commission**  
**Summary of Actions**  
**March 29, 2023, 5:30 p.m.**  
**City & County Building**  
**451 South State Street, Room 326**

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**

**Action: Approved with conditions**

2. **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**

**Action: Approved**

3. **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**

**Action: A negative recommendation was forwarded to City Council**

4. **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**

**Action: A positive recommendation was forwarded to City Council**

## **5. Updates to Policies & Procedures**

### **Action: Adopted**

*Disclaimer: A written record of decision for any item where the Commission made a final decision will be created by the staff planner. If you are interested in receiving a copy of the record of decision for any agenda item, please contact the planner listed for that agenda item.*

*Any final decision made by the Planning Commission can be appealed by filing an "appeal of decision" application within 10 days of the decision. Contact the Planning Division for more information about filing an appeal.*

Dated at Salt Lake City, Utah this 30<sup>rd</sup> day of March 2023.  
Aubrey Clark, Administrative Assistant