

**Salt Lake City Planning Commission**  
**Summary of Actions**  
**April 12, 2023, 5:30 p.m.**  
**City & County Building**  
**451 South State Street, Room 326**

1. **Meeting Minutes for March 29 and April 12, 2023**

**ACTION: Approved**

2. **Design Review and Planned Development for West Village a Mixed Use Development at approximately 401 W 900 South** - James Alfandre of Urban Alfandre, has submitted Design Review and Planned Development applications to develop a mixed-use project which consists of 602 residential units, 180,000 square feet of commercial/office, and 8,000 square feet of ground floor retail. The property is zoned CG (General Commercial) and includes five lots, covering approximately 4.63 acres.

a. **Design Review (PLNPCM2022-00866):** Building 1 (Life-Science Building) is proposed to be 75 feet, with 20 feet of mechanical equipment screening, for a total height of 95 feet. The Life-Science building is also going through the Planned Development process to obtain an additional 5 feet of height to accommodate the screening. Buildings 2 and 3 (residential mixed-use) are proposed to be 90 feet.

b. **Planned Development (PLNPCM2022-00867):** Building 1 (Life Science Building): Request for 5 additional feet of building height (in addition to the 30 feet of building height being requested through the Design Review process). Buildings 2 & 3 (Residential Mixed-Use): Reduction in required building setbacks and Reduction in the landscape yard requirements, which is a result of having reduced building setbacks.

The property is located in the Granary District, within Council District 5, represented by Darin Mano. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case Numbers: PLNPCM2022-00866 and PLNPCM2022-00867**

**ACTION: Approved with conditions**

3. **Zoning Map and Master Plan Amendment at Approximately 1782 S 1600 East** - Blaine Properties LLC is requesting to amend the Sugar House Master Plan and the Zoning Map for the above-listed property. These amendments are sought for the purpose of eventually legalizing the property in order to construct a single-family dwelling.

a. **Zoning Map Amendment (PLNPCM2022-01138):** The applicant is seeking to rezone the property from R-1/7000 (Single-Family Residential) to SR-3 (Special Development Residential).

b. **Master Plan Amendment (PLNPCM2022-01139):** The applicant is seeking to amend the Sugar House Future Land Use Map from Low Density Residential to Medium Density Residential.

The subject property is located within Council District 7, represented by Amy Fowler. (Staff contact: Kelsey Lindquist at 385-226-7227 or kelsey.lindquist@slcgov.com) **Case Number: PLNPCM2022-01138 & PLNPCM2022-01139**

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

4. **Sugar House Drive Through Text Amendment** - The Planning Commission has initiated a request for the City to modify drive through zoning regulations in order to promote the Sugar House Business District as a walkable community. The requested change would specifically prohibit new drive through uses in the CSHBD1 and CSHBD2 zones. The proposed changes will affect section 21A.33.030 "Table of Permitted and Conditional Uses for Commercial Districts" of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The affected properties are within Council District 7, represented by Amy Fowler. (Staff contact: Andy Hulka at 801-535-6608 or [andy.hulka@slcgov.com](mailto:andy.hulka@slcgov.com)) **Case Number: PLNPCM2023-00026**

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

5. **Landscaping and Buffers Chapter Zoning Text Amendment** - A petition initiated by Mayor Erin Mendenhall to update the Landscaping and Buffers Chapter, Chapter 48 of Title 21A. The proposed amendments seek to clarify, simplify, and reorganize the landscaping chapter to be more accessible, address turf and artificial turf, and ensure water conservation. It also will enhance livability in the city by reducing the urban heat island effect, improving air quality and endurance of the urban forest, reducing water runoff, and instilling the importance of community appearance as experience from the public realm. The proposed amendments are a complete rewrite of the Landscaping and Buffers Chapter and amend other chapters of the Zoning Code as they are affected. The proposed amendments apply Citywide. (Staff Contact: Nan Larsen at 801-535-7645 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com)) **Case Number: PLNPCM2023-00098**

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

6. **Affordable Housing Incentives** - The Mayor, at the request of the Planning Division, initiated amendments to the zoning ordinance regulations regarding affordable housing. The proposal would permit various incentives when affordable housing is provided. The incentives include administrative Design Review and additional building height in various zoning districts, Planned Development requirement modifications, removal of the density requirements in the RMF zoning districts, and additional dwelling types in various zoning districts. 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](mailto:sara.javoronok@slcgov.com)) **Case Number: PLNPCM2019-00658**

**ACTION: A positive recommendation, with conditions, was forwarded to City Council**

7. **Housing SLC** - Salt Lake City is replacing its expiring five-year moderate-income housing plan with a new five-year moderate-income housing plan. The proposed plan, Housing SLC, complies with all requirements in the Utah State Code and establishes three goals to guide City housing efforts over the next five years. To aid in accomplishing the goals, Housing SLC outlines more than 40 action items to undertake over the next five years and outlines their implementation. These action items include land use and zoning changes, policy adoption, program implementation, funding allocation, and collaboration. The plan is a citywide plan. (Staff contact: Ruedigar Matthes at 385-415-4701 or [Ruedigar.Matthes@slcgov.com](mailto:Ruedigar.Matthes@slcgov.com))

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

*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 27<sup>th</sup> day of April 2023.  
Aubrey Clark, Administrative Assistant