

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION AMENDED MEETING AGENDA  
May 10, 2023, at 5:30 pm  
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](http://www.youtube.com/slclivemeetings)
- SLCTV Channel 17 Live: [www.slctv.com/livestream/SLCtv-Live/2](http://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](mailto:planning.comments@slcgov.com).

**DINNER** - Dinner will be served to the Planning Commissioners and Staff at 5:00 pm 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**  
**REPORT OF THE CHAIR AND VICE-CHAIR**  
**REPORT OF THE DIRECTOR**

**OPEN FORUM** - 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.

**CONSENT AGENDA** – Consent Agenda items may be placed on the Regular Agenda at the Commission's discretion.

**1. APPROVAL OF THE MINUTES FOR APRIL 26, 2023**

**2. TIME EXTENSION REQUEST - Coachman's Mixed-Use Planned Development** – Mike Nikols, property owner, submitted a letter to request a one-year extension for the Coachman's Mixed-Use project that was approved by the Planning Commission on April 27, 2022. The project consists of two buildings connected by a sky bridge with 94 residential units with ground floor retail with structured parking and residential units on the floors above. The project received Planned Development approval for modifications to the maximum corner side yard setback to approximately 23.5 feet and the increase to the maximum façade length to approximately 335 feet. The property is located at approximately 1301 S. State Street, it is zoned FB-UN2 and is located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at 801-535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)) **Case number PLNPCM2021-00898**

**REGULAR AGENDA**

**1. Design Review and Planned Development for the Ballpark Apartments Development at approximately 1365 S Jefferson Street** - Doug Thimm of Architectural Nexus, representing the property

owner (Liberty Ballpark Owner, LLC), has submitted Design Review and Planned Development applications to develop the property at the above-mentioned address. The proposed mixed-use project consists of 115 residential units and 2,500 SF of ground floor retail. The site includes four parcels totaling approximately .75 acres. The subject properties are located in the CG General Commercial District and within the newly designated Ballpark Station Area.

**Design Review:** The maximum building height in the CG General Commercial zone is 60 feet by-right and up to 90 feet with Design Review approval. The applicant is requesting approval for approximately 85 feet of building height.

**Planned Development:**

- A. Reduction in the front yard and landscape yard area (along Jefferson Street) from 10 feet to 5 feet.
- B. Reduction in the required landscape buffer yard abutting a residential district from 15 feet to 10 feet. The rear of the property abuts the RB Residential/Business District to the east.

The property is within Council District 5, represented by Darin Mano. (Staff contact: Amanda Roman at 801-535-7660 or [amanda.roman@slcgov.com](mailto:amanda.roman@slcgov.com)) **Case Numbers: PLNPCM2022-01185 and PLNPCM2023-00160**

**2. Planned Development for The Other Side Village at approximately 1850 W Indiana Ave** - Tim Stay, representing The Other Side Village, LLC, is requesting Planned Development approval to develop property located at 1850 W Indiana Ave. The project site is located in the FB-UN2 Form Based Urban Neighborhood District. The proposal includes a walkable urban neighborhood of mixed uses to be known as "The Other Side Village" (TOSV). The proposed development is required to obtain Planned Development approval for several modifications to the FB-UN2 Zoning standards, including but not limited to the following:

- Multiple buildings on a parcel that do not have street frontage
- Modified cottage style development (allow more than single family homes in this configuration)
- Exceeding the maximum front yard setback of 10 FT
- The required build to – 50% of the building façade shall be built to the minimum setback
- Building entries that do not face a public street or walkway
- Modifications to maximum fence height restrictions
- Exceeding the maximum length of 200 FT allowed for any building façade facing a street.

The subject property is within Council District 2, represented by Alejandro Puy. (Staff contact: Rylee Hall at 801-535-6308 or [rylee.hall@slcgov.com](mailto:rylee.hall@slcgov.com)) **Case Numbers: PLNPCM2023-00161**

**3. Milk Block Adaptive Reuse - Design Review at approximately 416 E 900 S** - Meredith Warner, representing the property owner, is requesting Design Review approval for an adaptive reuse project at 416 E 900 S. The applicant proposes renovating the existing commercial building and adding four apartment units to the upper level. Design Review approval is required in this zoning district for buildings with a footprint over 7,500 square feet or over 15,000 gross square feet of floor area overall. The applicant is also requesting relief from a loading area design standard. (Staff contact: Trevor Ovenden at 801-535-7168 or [Trevor.Ovenden@slcgov.com](mailto:Trevor.Ovenden@slcgov.com)) **Case Number: PLNPCM2023-00070**

**4. Zoning Map and Master Plan Amendment at approximately 1815 S State St** - Matthew Ratelle, of the Colmena Group, is requesting approval to rezone amend the official zoning map and amend the associated future land use map designation of the properties listed below:

- 118 E Coatsville Ave

- 120 E Coatsville Ave
- 1791 S State Street
- 1815 S State Street

The applicant is requesting to amend the master plan designation for the properties in the Central Community Master Plan from "Community Commercial" and "Low Density Residential" to "High Mixed Use" and change the zoning of the properties from R-1/5,000 Single Family Residential and CC Commercial Corridor to R-MU Residential Mixed Use which would allow for building height up to 75'. A formal development proposal has not been submitted at this time. (Staff contacts: Meagan Booth at 801-535-7213 or [Meagan.booth@slcgov.com](mailto:Meagan.booth@slcgov.com) & Trevor Ovenden at 801-535-7168 or [Trevor.Ovenden@slcgov.com](mailto:Trevor.Ovenden@slcgov.com)) **Case Numbers: PLNPCM2022-00999 & PLNPCM2022-00998**

**5. Sight Distance Triangle Amendment - Sight Distance Triangle Text Amendment** - Mayor Erin Mendenhall has initiated a petition to amend the zoning ordinance regulations regarding the sight distance triangle, which is the area providing visual clearance at street, alleys and driveways intersections. The proposed changes will affect sections 21A.40.120, regulations for fences, walls and hedges, 21A.36.020 and 21A.40.050 to apply visual clearance to buildings, and 21A.62.040 to update the definition of sight distance triangle. Related provisions of Title 21A, Zoning may also be amended as part of this petition. (Staff contact: Madison Blodgett at [madison.blodgett@slcgov.com](mailto:madison.blodgett@slcgov.com) or 801-535-7749) **Case Number: PLNPCM2023-000546.**

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://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.*