

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AMENDED AGENDA  
May 24, 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 May 10, 2023**

**2. Planned Development at approximately 538 S Redwood Rd** – Paul Garbett with Garbett Homes, the property owner, is requesting Planned Development approval for Crescent, a townhome style multi-family development, located at approximately 538 S Redwood Road. The proposed design consists of a total of 15 buildings with 96 townhome units. The subject property is approximately 3 acres in size and is within the Corridor Commercial (CC) zoning district. Planned Development approval is required for the following:

- Principal buildings without street frontage.
- Approximately 2.5' of additional building height.
- Awnings/balconies projecting into the required front yard.

The property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Katilynn Harris at 801-535-6179 or [katilynn.harris@slcgov.com](mailto:katilynn.harris@slcgov.com)) **Case Number: PLNPCM2022-00757**

3. **Modifications to a Design Review at Approximately 1135 S. West Temple** - Todd Charlton of Defy Design, representing the property owners, is requesting approval of modifications to the earlier Design Review approval to develop a 68-unit apartment building. The applicant received Design Review approval on August 10, 2022. Since that time, the applicant has modified the design to reduce the number of units, diversify the unit types from studio only to studio, 1-, and 2-bedroom units, and to add parking internal to the building. In accordance with section 21A.59.080 these modifications to the approved Design Review plans require approval from the Planning Commission. The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case Number: PLNPCM2022-00327**
4. **Design Review at approximately 1150 S. Richards Street** - Todd Charlton of Defy Design, representing the property owners, is requesting Design Review approval to develop a 117-unit apartment building in the CC (Corridor Commercial) zoning district. The project requires Design Review approval as it is proposed as 45' tall. Buildings in the CC zone which are over 30' tall, and up to 45' tall, are permitted only with Design Review approval by the Planning Commission. The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case Number: PLNPCM2022-00908**

## **REGULAR AGENDA**

1. **Conditional Use for the Weigand Center at approximately 235 S Rio Grande** - Knit Studios, representing The Weigand Center, is requesting Conditional Use approval to expand a social service mission at the above-listed address. The size of the building is proposed to increase from 10,633 square feet to approximately 16,212 square feet. The service and operation of the building are not proposed to change. The subject property is zoned D-3 (Downtown Warehouse/Residential) and is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Seth Rios at 801-535-7758 or seth.rios@slcgov.com) **Case Number: PLNPCM2023-00050**
2. **Special Exception at approximately 1800 S. Devonshire Drive** - Prescott Muir Architects, on behalf of the property owners, Laura & Matt Forsgren, is requesting special exception approval to construct a new single-family home that exceeds the maximum permitted building height in the FR-2/21,780 Foothills Residential District. The applicant is requesting approximately 22' in additional building height. The project is located within Council District 6, represented by Dan Dugan. (Staff Contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case Number: PLNPCM2020-00515**
3. **Zoning Map Amendment at approximately 1018 E 900 South** - Evan and Tina Jenkins, the property owners, are proposing a Zoning Map Amendment for their property at the above-stated address. The request is to rezone the property from RMF-35 (Moderate Density Multi-family Residential) to RMF-30 (Low Density Multi-family Residential) to allow greater flexibility in housing types. This property is located within District 5, represented by Darin Mano. (Staff Contact: Cassie Younger at 801-535-6211 or cassie.younger@slcgov.com) **Case Number: PLNPCM2022-01120**
4. **Zoning Map and Master Plan Amendments at approximately 1435 S State Street** - Matthew Ratelle of the Colmena Group is requesting approval to amend the official zoning map and the associated future land use map designation of the following properties: 1435 S. State Street zoned CC (Commercial Corridor), 1420 S. Edison Street zoned CC (Commercial Corridor), and 121 East Cleveland Avenue zoned R-1/5,000 (Single Family Residential).
  - a. **Zoning Map Amendment:** This request is to rezone the properties from CC Commercial Corridor and R-1/5,000 (Single-family Residential) to the FB-UN2 (Form Based Urban

Neighborhood) zoning district and to add the northeast corner of State Street and Cleveland Avenue to other sites/corners in the FB-UN2 district that allow buildings up to 65 feet in height.

**Case Number: PLNPCM2022-01183**

- b. **Master Plan Amendment:** A request to amend the Central Community Master Plan's Future Land Use Map to redesignate the properties in question from Medium Mixed-Use and Low Density Residential to High Mixed Use. A formal development proposal has not been submitted at this time. Case Number: **PLNPCM2022-01184**

The subject properties are located within Council District 5, represented by Darin Mano. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com)

- 5. **Zoning Map and Master Plan Amendments at approximately 116 E Edith Avenue** - Ian Kaplan of ADDvirtue LLC, representing the Property Owner, Nazar Enterprises, regarding the above-stated address. This parcel has been used as a parking lot for the commercial building directly to the West (1207 S State St.). The property has maintained this use for the life of the existing structure. The applicant desires to amend the Master Plan Future Land Use Map and zone to match its existing use.

- a. **Zoning Amendment:** Requesting to change the current zoning from R-1-5000 (Single-Family Residential) to CC (Commercial Corridor). **Case Number: PLNPCM2022-01160**
- b. **Master Plan Amendment:** A request to amend the Central Community Master Plan's Future Land Use Map to redesignate the properties in question from Low Density Residential to Community Commercial. **Case Number: PLNPCM2022-01161**

The subject property is within Council District 5, represented by Darin Mano. (Staff Contact: Grant Amann, 801-535-6171 or grant.amann@slcgov.com)

- ~~6. **Zoning Map and Master Plan Amendments at approximately 135, 159, & 163 W Goltz Avenue & 1036 S Jefferson Street** - TAG SLC, LLC is requesting a Zoning Map and Master Plan Amendment within the Ballpark Station Area:~~

- ~~a. **Zoning Map Amendments:** To rezone the following properties from RMF-35 (Moderate Density Multi-Family Residential Zoning District) to R-MU (Residential Mixed Use)~~
  - ~~i. 135 W Goltz **Case Number: PLNPCM2021-01308**~~
  - ~~ii. 159 & 163 W **Case Number: PLNPCM2021-01307**~~
  - ~~iii. 1036 S Jefferson Street **Case Number: PLNPCM2021-01309**~~

- ~~b. **Master Plan Amendments:** To amend the Ballpark Station Area Plan, Future Land Use Designations of the subject properties from Medium Density Residential to High Density Residential Mixed Use:~~
  - ~~i. 135 W Goltz Avenue **Case Number: PLNPCM2022-00199**~~
  - ~~ii. 159 & 163 W Goltz Avenue **Case Number: PLNPCM2022-00207**~~
  - ~~iii. 1036 S Jefferson Street **Case Number: PLNPCM2022-00198**~~

~~The proposed amendments are intended to allow the property owners to accommodate several multi-family developments. Future development plans were not submitted with this application. The properties are located within Council District 5, represented by Darin Mano. (Staff Contact: Brooke Olson at 801-535-6184 or brooke.olson@slcgov.com)~~

- 7. **Text Amendment for the H Historic Preservation Overlay District** - Mayor Erin Mendenhall has initiated a petition for a Text Amendment that would generally impact the H (Historic Preservation Overlay) District which applies to properties within a local historic or landmark site and also outlines process and standards for local historic designations, boundary adjustments, and revocation of designation. The purpose of the proposed text amendments is to make the ordinance easier to use for applicants, property owners, staff, and the Historic Landmark Commission in its administration, as

well as create new processes for adopting and updating historic resource surveys. The proposed amendments involve multiple chapters of the zoning ordinance related to the H District and changes would apply citywide. (Staff contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Number: PLNPCM2023-00123**

*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.*