

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION AMENDED MEETING AGENDA
June 14, 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
- 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 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 24, 2023

2. 29th Ward Meeting House Conditional Use - Adaptive Reuse of a Landmark Building in a Residential District - Warren Lloyd, of Lloyd Architects, representing the property owner Kent Whipple, is requesting Conditional Use approval for the operation of a religious, social, and community center in the historic 29th Ward Meeting House building, located at 1102 W. 400 North, which is a Landmark Site. The property is located in the R-1/7000 zoning district and within Council District 1, represented by Victoria Petro. (Staff contact: Lex Traugher at (801) 535-6184 or lex.traugher@slcgov.com) **Case Number PLNPCM2023-00165**

REGULAR AGENDA

1. Alley Vacation at approximately 268 W Paxton Avenue – A request from RCB Rental Properties and Little Garage, Inc. to vacate the north-south portion of the “L” shaped alley between 1161 South 300 West and 268 West Paxton Avenue. The alley is part of the Harrington, Donnelly and Newell's Subdivision. The reason for the request is that the alley has become a nuisance, contributing to unsafe conditions. The properties abutting this alley are zoned CG (General Commercial Zoning District) and

are located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at (801)535-6354 or katia.pace@slcgov.com) **Case Number PLNPCM2022-01128**

2. The Silos Planned Development and Design Review at approximately 568 S 400 W - Keith Smith, representing the property owners, has applied to the city for approval of Planned Development and Design Review petitions for 2 buildings within a mixed-use development (the Silos) located at approximately 568 S 400 W. The proposed development consists of a multi-family building containing studio, 1-, and 2-bedroom units and a mixed-use building containing ground floor commercial units with studio and 2-bedroom apartments on the upper floors. The site includes 5 existing parcels that will be consolidated into 2 parcels for a total of 2.5 acres. The subject property is located within the General Commercial (CG) district.

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 83 and 85 feet of building height for each building.

Planned Development: The modifications requested through the planned development are as follows:

- a lot and associated building without public street frontage,
- reduction in the corner side yard (along 600 S) from 10 feet to 0 feet,
- a public street facing façade without a building entrance, and
- upper-level decks and ground floor awnings projecting into a required front yard setback.

The property is within Council District 2, represented by Alejandro Puy. (Staff contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com) **Case Numbers PLNPCM2023-00018 & PLNPCM2023-00019**

3. Planned Development & Preliminary Subdivision for Mews Townhomes at approximately 720 & 724 S 300 E - Bogart McAvoy, property owner, is requesting approval of a Planned Development and Preliminary Subdivision at 720 and 724 S 300 E for lots without public street frontage and that vary from development standards in the RMF-35 zone. This development includes seven (7) townhomes each on their own lot. This is located in District 4, represented by Ana Valdemoros. (Staff contact Cassie Younger at 801-535-6211 or cassie.younger@slcgov.com) **Case Numbers PLNPCM2023-00200 & PLNSUB2023-00254**

4. TAG SLC Master Plan and Zoning Map Amendments at approximately 135, 159, and 163 W Goltz Avenue and 1036 S Jefferson Street - TAG SLC, LLC is requesting the following Master Plan and Zoning Map Amendments for the properties located at approximately 135, 159, and 163 W Goltz Avenue and 1036 S Jefferson Street:

Ballpark Station Area 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.

Zoning Map Amendments: To rezone the subject properties from RMF-35 (Moderate Density Multi-Family Residential Zoning District) to R-MU (Residential Mixed Use).

The proposed amendments are intended to allow the property owner 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) 535-7118 or brooke.olson@slcgov.com) **Case Numbers PLNPCM2021-01307, PLNPCM2021-01308, PLNPCM2021-01309, PLNPCM2022-00198, PLNPCM2022-00199, & PLNPCM2022-00207**

BRIEFINGS

1. Thriving in Place – The Planning Commission will receive a briefing on the draft of Thriving in Place, a community driven plan that is in response to gentrification and displacement in Salt Lake City. The Planning Commission has received prior briefings on the progress of the plan. This briefing will provide an overview of the goals and strategies of Thriving in Place that have resulted from over 2,000 community comments, data analysis, and anti-displacement best practices. This briefing will occur during the 45-day public comment period. (Staff contact: Ruedigar Matthes at 385-415-4701 or Ruedigar.Matthes@slcgov.com)

2. Policy and Procedures - The commission will discuss modifications to the policies and procedures related to requests from applicants to remove an item from an agenda after it has been published. (Staff contact: Nick Norris, Planning Director at nick.norris@slcgov.com or 801-535-6173)

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.