

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
July 26, 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
APPROVAL OF THE MEETING MINUTES
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.

REGULAR AGENDA

1. **9th East Mixed-Use Multifamily Design Review** – Adam Ford, of The Richardson Design Group, on behalf of the property owner and management company, RD Management, is seeking Design Review approval to redevelop the property located at the southwest corner of the intersection of 400 South and 900 East with residential and commercial space. The proposal includes 264 residential units and approximately 16,000 square feet of commercial space. The applicant is requesting modifications to the requirements for 60% glass on the ground floor of the 900 East street-facing facade and the 200' maximum length of a street-facing facade on 400 South. The property is in the TSA-UN-C zoning district and is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case number: PLNPCM2023-00354**

2. **10th & Elm Apartments - Zoning Map Amendment and Design Review** - Salt Lake City has received a request from Mark Isaac, representing the property owner, 1000 E. Sugarhouse

Apartments, LLC, for a Zoning Map Amendment to rezone the property located at approximately 2157 S. Lincoln Street from RB (Residential/Business District) to C-SHBD2 (Sugar House Business District) , and Design Review for an apartment complex located at 2131 & 2157 S. Lincoln Street, 2134, 2140, 2156 & 2160 S. 1000 East. With the exception of the 2157 S Lincoln Street parcel, all parcels associated with the project are already zoned C-SHBD2. The property owner intends to construct an apartment complex if the map amendment is approved, and is proposing to integrate the Victorian building on the corner of Lincoln and Elm into the development.

- a. Zoning Map Amendment (PLNPCM2023-00239) – The applicant proposes to rezone the property located at 2157 S. Lincoln Street from RB (Residential/Business District) to C-SHBD2 (Sugar House Business District). The City Council has decision making authority for map amendment requests taking into consideration the recommendation of the Planning Commission.
- b. Design Review (PLNPCM2023-00092) – The applicant proposes an apartment complex (approximately 238 units) which requires design review approval by the Planning Commission in the C-SHBD2 Zoning District.

The subject properties are located in the Sugar House Business District in City Council District 7 (currently a vacant seat). (Staff contact: Lex Traughber at (801) 535-6184 or lex.traughber@slcgov.com) **Case numbers: PLNPCM2023-00239 & PLNPCM2023-00092**

3. **Zoning Map Amendment at approximately 1720 S. & 1734 S. West Temple St.** - Larsen Sequist requests to amend the zoning map for the properties at approximately 1720 S. and 1734 S. West Temple St. (15-13-427-006-0000 and 15-13-427-007-0000). The proposal would rezone the subject properties from R-1-5,000 (Residential) to R-MU-45 (Residential Mixed Use), as well as to amend the Future Land Use Map in the Central Community Master Plan from "Low-Density Residential" to "Medium-Density Residential". The subject properties are 0.25 and 0.24 acres (respectively, 10,890 and 10,454 square feet), a total of 0.49 acres. No development plans were submitted with this application.

The following two petitions are associated with this request:

- a. Master Plan Amendment – The associated future land use map in the Central Community Master Plan currently designates the subject properties as "Low-Density Residential". The request is to amend the designation to "Medium-Density Residential". Case Number PLNPCM2023-00380
- b. Zoning Map Amendment- The subject properties are currently zoned R-1-5,000 (Single Family Residential). The request is to amend the zone to R-MU-45 (Residential Mixed Use). Case Number PLNPCM2023-00106

The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Diana Martinez, Principal Planner at 801-535-7215 or diana.martinez@slcgov.com) **Case Numbers: PLNPCM2023-00380 & PLNPCM2023-00106**

4. **Thriving in Place (Public Hearing)** - The Planning Commission received a briefing on the draft of Thriving in Place, a plan to mitigate displacement in Salt Lake City, on June 14. The plan outlines six goals and 22 strategic action items in order to accomplish these goals, including a two-year action plan. The plan overlaps with and complements the City's new five-year housing plan, Housing SLC, which was adopted by the City Council on June 13. The draft underwent a 45-day public comment period that ended on June 30. This is a citywide plan. (Staff contact: Ruedigar Matthes at 385-415-4701 or Ruedigar.Matthes@slcgov.com)

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.