

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION AMENDED MEETING AGENDA
August 9, 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. **Pickle & Hide Design Review & Planned Development at approximately 739 S 400 W** - Craig Henry with LRK Inc., the property owner representative, is requesting Design Review and Planned Development approval to develop a mixed-use project at approximately 739 S 400 W. The site consists of seven parcels totaling approximately 2.55 acres (111,000 square feet). The subject property is located in the CG General Commercial District.

The two existing structures (the Pickle & Hide buildings) on the site will be preserved and incorporated into the project. There are 141 mixed-income residential units proposed within the 7-story Hide building, ranging from studios to two-bedroom apartments. The 4-story Pickle building will consist of office space and both buildings will include ground floor retail options. "Pickle Alley", a midblock walkway, provides a connection between the existing Pickle and Hide buildings and the interior of the new development.

- A. Design Review (PLNPCM2023-00187): Design Review approval is required to increase the maximum building heights from 60' to 90' (Hide building) and 73' (Pickle building).

- B. Planned Development (PLNPCM2023-00411): Planned Development approval is required to decrease the front yard area and landscape yard area of the Hide building from 10' to between 3'11" - 5'8" and to decrease the rear yard area from 10' to zero.

The properties are located in Council District 4, represented by Ana Valdemoros. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case numbers: PLNPCM2023-00187 & PLNPCM2023-00411**

2. **Alliance House Planned Development at approximately 1805 South Main Street** - Cowboy Partners, property owner representative, has requested Planned Development approval to construct two new 2-story, multifamily residential apartment buildings located at approximately 1805 S Main Street. The property is in the CC, Corridor Commercial Zoning District and the SSSC South State Street Corridor Overlay Zoning District. The proposed development will consist of 16 deeply affordable, residential units for individuals with incomes as low as 0% of the area median income (AMI), a community room which can be converted to a short term or long-term residential unit as needed, 10 surface parking stalls and two outdoor community patio areas.

Through the Planned Development process, the applicant is requesting the following modifications:

- A. Minimum lot width reduction: The CC zone requires a minimum lot width of 75 feet for new development (21A.26.050.C.2). The existing lot has a lot width of approximately 71 feet, therefore, a lot width reduction is necessary to redevelop the site.
- B. Rear yard setback reduction: The CC zone requires a minimum rear yard building setback of 10 feet. The applicant is requesting a modification to reduce the rear yard setback to 1 foot.
- C. Two principal buildings: The General Zoning Provision, Use of land and building regulations, only permit one principal building per lot in the CC Zone. The applicant is requesting a modification to allow two principal buildings on the subject site.

The property is located within Council District 5 represented by Darin Mano. (Staff contact: Brooke Olson at 801-535-7118 or brooke.olson@slcgov.com) **Case number: PLNPCM2022-00975**

3. **M-1 Height Amendment** - Text Amendment Related to Maximum Height in the M-1 District – The Salt Lake Garfield and Western Railway Company has initiated a petition to amend the zoning ordinance related to maximum height in the M-1 Light Manufacturing District. The proposed amendment would allow structures up to 150' in height to be built west of 5600 West and between 100' and 1000' south of I-80. The proposed changes will affect section 21A.28.020 "M-1 Light Manufacturing District" of the zoning ordinance. The affected properties are within Council District 2, represented by Alejandro Puy. (Staff contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com) **Case Number: PLNPCM2023-00282**
4. **North Temple General Plan Amendment** - Salt Lake City is initiating an amendment to the North Temple Boulevard Plan (NTBP) to remove the recommendation to relocate Madsen Park. The NTBP recommends relocating the park to a more central location within the Euclid neighborhood. However, the community has indicated that there is a preference to maintain Madsen Park at 9 N Chicago St and to improve it to help provide open space for the increase in density along North Temple. This type of project must be reviewed as a general plan amendment. The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Seth Rios at 801-535-7758 or seth.rios@slcgov.com) **Case Number: PLNPCM2023-00327**

WORK SESSION

1. **Text Amendments to Daycare Uses** - Planning Staff is soliciting feedback on text amendments to child daycare centers and home daycare facilities. Staff will present their proposed changes and provide options, questions, and considerations for these changes. (Staff contact: Cassie Younger at cassie.younger@slcgov.com and Aaron Barlow at aaron.barlow@slcgov.com) **Case number: PLNPCM2019-0225**

OTHER BUSINESS

1. **Chair and Vice Chair Elections**

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.