

Salt Lake City Planning Commission
Summary of Actions
August 23, 2023, 5:30 p.m.
City & County Building
451 South State Street, Room 326

1. Approval of the Minutes for August 9,2023

Action: Approved

- 2. Victory Heights Planned Development at Approximately 1060 E 100 South** - Jonathan Hardy, representing the property owner, BCG Holdings, is requesting Planned Development approval. The proposal is to convert an existing medical office building to a multi-family residential use by reusing the existing building, expanding the tower on the western portion and in place of some of the existing surface parking, and converting the majority of the upper parking deck to an amenity area. The applicant is seeking planned development approval for three items: 1) Density: Conversion of the nonconforming commercial use to a permitted residential use. In the RMF zoning districts developments that change a nonconforming commercial use to a permitted residential use with a Planned Development are exempt from the density limitations of the zoning district. 2) Building Height: The applicant is seeking up to an additional 5' of building height. 3) Yards/setbacks: The applicant is seeking reductions to the corner side, interior side, and rear yard requirements. The property 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: PLNPCM2023-00365**

Action: Approved with conditions

- 3. 21 on 9th Rezone at Approximately 1380 S 900 West** - Drake Powell of TAG SLC, representing the property owners, is requesting a Zoning Map Amendment for the property located at the above-stated address. Specifically, the applicant has requested a rezone from R-1/7,000 (Single-Family Residential) to RMF-30 (Low-Density Multi-Family Residential). The requested rezone is in anticipation of a town-home style development at the site. Although the applicant has requested that the property be rezoned to the RMF-30 zoning district, consideration may be given to a district with similar characteristics. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2023-00172**

Action: A positive recommendation was forwarded to City Council

- 4. Rezone at Approximately 680 South Gladiola Street** - Tony Sieverts of Gladiola Street, LLC, the property owner, is requesting a Zoning Map Amendment for the property at the above-stated address from M-2 (Heavy Manufacturing) District to M-1 (Light Manufacturing) District. The stated intent of the proposed rezoning is to enable the use of the property as a commercial truck driving school (classified as a vocational school with outdoor activities), which is permitted within the M-1 zoning district and not within the M-2 zoning district. Although the applicant has requested that the property be rezoned to the M-1 zoning district, consideration may be given to a district with similar characteristics. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2023-00236**

Action: A positive recommendation was forwarded to City Council

5. **Alley Vacation at Approximately 1518 S 300 West** - Jarod Hall is requesting approval for an Alley Vacation located south and west of the above-stated address. The proposal is to vacate (or to give up public ownership of) two public alleys. One is approximately 16.5 feet by 148.6 feet, starting at a point 133.5 ft west of 300 West on Andrew Avenue and running north to south. The other is approximately 16.5 feet by 298.7 feet, starting at a point 56.1 ft north of Van Buren Avenue on 300 West and running east to west. The property is located within District 5, represented by Darin Mano. (Staff Contact: Michael McNamee at 801-535-7226 or michael.mcnamee@slcgov.com) **Case Number: PLNPCM2023-00408**

Action: A positive recommendation, with conditions, was forwarded to City Council

6. **Zoning Terms and Definitions Amendment** - Mayor Erin Mendenhall has initiated a petition to amend Part VI of Title 21A to provide consistency throughout the zoning ordinance and remove unnecessary language. The proposed changes will remove section 21A.60 List of Terms entirely and amend 21A.62.040 Definition of Terms. Related provisions of Title 21A may be amended as part of this petition to promote consistency. (Staff Contact: Ben Buckley at 801-535-7142 or benjamin.buckley@slcgov.com) **Case Number: PLNPCM2023-00194**

Action: A positive recommendation was forwarded to City Council

Disclaimer: A written record of decision for any item where the Commission made a final decision will be created by the staff planner. If you are interested in receiving a copy of the record of decision for any agenda item, please contact the planner listed for that agenda item.

Any final decision made by the Planning Commission can be appealed by filing an "appeal of decision" application within 10 days of the decision. Contact the Planning Division for more information about filing an appeal.

Dated at Salt Lake City, Utah this 24th day of August 2023.
Aubrey Clark, Administrative Assistant