

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AGENDA  
August 23, 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**  
**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. **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](mailto:sara.javoronok@slcgov.com)) **Case Number: PLNPCM2023-00365**

2. **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**
  
3. **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**
  
4. **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**
  
5. **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**

## **WORK SESSION**

6. **Subdivision Code Amendment** - This city initiated petition is proposing changes to Title 20 Subdivisions. The changes are necessary to bring the city's subdivision regulations into compliance with recent state code changes that require cities to update their codes by February 1, 2024. This proposal reorganizes the subdivision regulations, updates application requirements, makes minor changes to subdivision approval processes, updates the standards for approval for dividing land and modifying lots and parcels, updates the subdivision standards to align with city goals identified in the city's general plan, and makes changes necessary to align with state code mandates for review times

and review processes. (Staff Contact: Nick Norris, Planning Director at 801-535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)) **Case Number: PLNPCM2023-00494**

*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.*