

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
September 27, 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

1. APPROVAL OF THE MEETING MINUTES

2. Pacific Yard Planned Development Modifications at approximately 443 W 700 South (Public Hearing) - Urban Alfandre is requesting a modification to the Planned Development approval for Pacific Yard located at the above-stated address. The Planning Commission approved the project on March 23, 2022. Modifications are requested to reduce the approved park strip landscaping along 400 West. This property is located in the CG (General Commercial) zoning district. The property is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Kelsey Lindquist at 801-535-7930 or kelsey.lindquist@slcgov.com) **Case Number: PLNPCM2021-00822**

3. Modifications to a Design Review at Approximately 1050 S Washington Street (Public Hearing)
- George Hauser of SMH Builders, representing the property owner, is requesting approval of modifications to the earlier Design Review approval to develop a 287-unit apartment building. The applicant received Design Review approval on June 28, 2023. Since that time, rooftop elements including mechanical rooms and an occupiable rooftop patio have been identified that exceed the height originally approved through Design Review. In accordance with section 21A.59.080 these modifications to the approved Design Review plans require approval from the Planning Commission. The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact:

Michael McNamee at 801-535-7226 or michael.mcnamee@slcgov.com) **Case Number: PLNPCM2022-01165**

REGULAR AGENDA

1. **Continuation of Weigand Center Conditional Use at approximately 235 S Rio Grande** - Continuation of a tabled item from the May 24, 2023 Planning Commission meeting. Knit Studios, representing The Weigand Center, is requesting Conditional Use approval to expand a social service mission at the above-stated address. The size of the building is proposed to increase from 10,633 square feet to 16, 212 square feet. The service and operation of the building are not proposed to change. A Conditional Use is required for the expansion because it exceeds 1,000 square feet. The subject property is zoned D-3 (Downtown Warehouse/Residential) and is located within Council District 2, represented by Alejandro Puy. (Staff contact: Seth Rios at (801) 535-7758 or seth.rios@slcgov.com) **Case Number: PLNPCM2023-00050**

2. **The Silos Phase 2 Design Review & Planned Development at approximately 515 S 500 West** - Jonathan Hardy, representing the property owner, is requesting approval of an 8-story, multi-family building at the above-stated address. The subject property is located within the CG (General Commercial) District.
 - A. **Design Review:** The maximum building height in the CG Zone is 60 ft. However, buildings taller than 60 ft. may be permitted through Design Review approval. The applicant is requesting approximately 85 ft. in total building height for the proposed structure. **Case Number: PLNPCM2022-01062**
 - B. **Planned Development:** In addition to Design Review approval, for additional building height to be granted, the development must provide additional landscaping over and above that which is normally required. The applicant requesting to reduce the total amount of required additional landscaping through the Planned Development process. **Case Number: PLNPCM2023-00294**

The property is within Council District 2, represented by Alejandro Puy. (Staff contact: Rylee Hall at 801-535-6308 or rylee.hall@slcgov.com)

3. **Planned Development & Preliminary Subdivision at approximately 532 S 1200 East** - Warren Crummett, property owner, is requesting Planned Development approval to build three townhomes behind the existing triplex at the above-stated address. The proposal would subdivide the property so the individual townhomes and the existing triplex will be on their own lots. The property is located within the RMF-30 (Low Density Multi-Family Residential) District.
 - A. **Planned Development:** Approval is required because the individual lots created through the subdivision would not meet dimensional requirements such as setbacks, building coverage, landscape buffer and grading limitations. Planned Development approval is also required for an additional three feet of building height over what is allowed in the zoning district. **Case Number: PLNPCM2023-00227**
 - B. **Preliminary Subdivision:** The applicant is requesting preliminary subdivision approval to subdivide the property, putting each townhouse unit and the existing triplex on their own lots. As the proposal would create lots without frontage on a public street, the subdivision can only be approved if the Planned Development is also approved. **Case Number: PLNSUB2023-00541**

The property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Trevor Ovenden at 801-535-7168 or trevor.ovenden@slcgov.com)

WORK SESSION

1. **Adaptive Reuse Text Amendment Briefing** - Mayor Erin Mendenhall has initiated a petition for a text amendment that would make changes to the zoning ordinance to support adaptive reuse and preservation of existing buildings. The goal of this proposed text amendment is to remove zoning barriers that prevent the reuse of buildings and offer zoning incentives to encourage a building to be reused rather than demolished. The proposed amendments involve multiple chapters of the Zoning Ordinance. Related provisions of Title 21A-Zoning may be amended as part of this petition. The changes would apply citywide. This briefing is intended to introduce the proposed changes to the Commission and gather feedback in anticipation of a future public hearing. (Staff contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Number: PLNPCM2023-00155**

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.