

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AGENDA  
October 11, 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.

**OTHER BUSINESS**

1. **Policies & Procedures Changes** - Staff will discuss needed changes to the Consent Agenda procedure. The changes will simplify the process and bring the procedure in line with other existing procedures previously adopted by the Commission. The Planning Commission will have the option to discuss and vote on the changes. (Staff Contact: Aubrey Clark at 801-535-7759 or [aubrey.clark@slcgov.com](mailto:aubrey.clark@slcgov.com))

**REGULAR AGENDA**

1. **Overland on Third- Design Review and Planned Development at approximately 320 S. and 330 S. 300 East** - Jackson Ferguson, representing the property owner, is requesting approval for a 179-unit mixed-use building with ground-floor retail space. The proposal is located in the R-MU (Residential Mixed-Use) zoning district.
  - A. **Design Review:** 125' building height where 75' would be required (76'-125' requires Design Review approval). **Case Number: PLNPCM2023-00113**

**B. Planned Development:** 10' rear yard setback where 30' would be required. Reduction in ground-level landscaped open space (will be relocated atop the parking podium). 3' side yard setback where 0' or 4' would be required. **Case Number: PLNPCM2023-00114**

The subject properties are located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com).

2. **Text Amendments to Daycare Uses** - This is a petition initiated by Mayor Mendenhall to amend sections of the Salt Lake City Zoning Ordinance relating to daycare use facilities, including Daycare Centers, Home Daycares, and Home Occupations. Specifically, amendments to sections 21A.33 Land Use Tables, 21A.36.030 Home Occupations, 21A.36.130 Daycares, 21A.60.020 List of Defined terms, and 21A.62.040 Definitions of Terms. The proposed amendments' intent is to reduce zoning barriers to childcare facilities in the city. The proposed amendments are citywide. (Staff Contact: Cassie Younger at 801-535-6211 or cassie.younger@slcgov.com; and Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2019-00225**
3. **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 at 801-535-6173 or nick.norris@slcgov.com) **Case Number: PLNPCM2023-00494**

## **BRIEFINGS**

1. **SLC Ballpark Station Area Rezones Briefing** - Mayor Erin Mendenhall has initiated a petition to implement the recommendations in the Ballpark Station Area plan, and rezone properties identified within three future land use areas specified in the plan including the Heart of the Neighborhood, Main Street Area, and Jefferson Park Mixed Use Area. The proposal consists of the following amendments:
  - A. **Zoning Map Amendments:** The proposed zoning map amendments are intended to establish zoning districts that align with the goals, policies, future land use recommendations, and community vision established in the plan.
  - B. **Zoning Text Amendments:** The City is proposing zoning text amendments to establish a new zone, MU-8, Form Based, Mixed Use 8 Zoning District. The City is proposing associated zoning map amendments to implement the proposed MU-8 zone in the Ballpark Station Area, within a portion of Heart of the Neighborhood and Main Street Area.

This briefing is intended to introduce the proposed zoning amendments to the Commission and gather feedback in anticipation of a future public hearing. The subject 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: PLNPCM2023-00169**

2. **General Plan and Zoning Amendments (Community Benefit Ordinance)** - The Planning Division is considering updates to portions of the Land Use Code to implement priority policies in Thriving in Place to mitigate involuntary displacement due to development pressure. The updates include the creation of a new Title 19 General Plans and amendments to Title 21A.50 Amendments. The identified policy goals for the Planning Division include establishing a community benefit policy for

general plan and zoning amendments; the creation of a tenant relocation assistance program; replacement housing requirements for demolitions associated with requested amendments; and new standards for consideration when analyzing a zoning or general plan amendment that consider impacts from potential displacement. With this update, Title 18.97 Mitigation of Residential Housing Loss will be deleted and replaced with the community benefit policy in Title 19 General Plans and Title 21A.50 Amendments. Title 18.64.050 Residential Demolition Provisions will be amended to include provisions to ensure the replacement of housing units that have a similar rent and unit size if housing is demolished. This briefing is intended to introduce the proposed amendments to the Commission and gather feedback in anticipation of a future public hearing. (Staff Contact: Krissy Gilmore at 801-535-7780 or [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)) **Case Number: PLNPCM2023-00535**

*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.*