

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AMENDED HYBRID AGENDA
October 25, 2023, at 5:30 pm
Online and In-Person
451 S. State Street Room 335
Salt Lake City, UT 84111**

(The order of the items may change at the Commission's discretion)

The Commission and Staff will participate virtually. An anchor location has been provided at the City & County Building in room 335 for those who are interested in participating in the Public Hearing portion of the meeting and do not wish to join virtually. To participate virtually join the meeting on Zoom at:

- <https://bit.ly/slc-pc-10252023>

Livestreams of the meeting are available here (commenting is not available):

- YouTube: www.youtube.com/slclivemeetings
- SLCTv Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are unable to attend 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.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM ON ZOOM
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 for September 27 & October 11, 2023**
2. **Hardware Village II Time Extension at approximately 152 N 500 West** - Tim Helgeson, representing the property owner, has requested a one-year extension for the Salt Lake Hardware II project. A Design Review for the project was approved by the Planning Commission on October 26, 2022. The property is located in the TSA-UC-C (TSA Urban Center Station Core Area) District, within Council District 3, represented by Chris Wharton. (Staff contact: Kelsey Lindquist at 801-535-7930 or kelsey.lindquist@slcgov.com) **Case Number: PLNPCM2022-00586**

REGULAR AGENDA

1. **Planned Development for The Maven at approximately 777 S 200 East** - Tim Watcke, the property owner, is requesting a Planned Development for the above-listed property. This property is zoned RB (Residential Business) and the applicant is requesting the following modifications to the zoning standards: reduce the required minimum lot width, reduce the required minimum front yard setback, reduce the required minimum side yard setback for one side yard, and increase the maximum building height by 2.5 feet. The proposed development is a mixed-use project with 10

residential units and 1,160 square feet of commercial space on the ground floor. Two of the residential units will be reserved as affordable units. The subject properties are located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com) **Case Number: PLNPCM2023-00093**

2. Design Review and Planned Development for Lusso 2 Apartments at approximately 57 N 1000

West - Jarod Hall of Develop Design LLC, representing the property owner, is requesting approval for a 160-unit residential building at the above-stated property. The project site is in the TSA-SP-T (Transit Station Area Special Purpose Transition) zoning district.

A. Design Review: Modify the maximum length of a street-facing building façade along 1000 West from 200 feet to 282 feet. Modify the active ground floor use required from 80% of the façade to 37% along the Learned Avenue facade. Modify the ground floor glass requirement from 45% to 34% on the Learned Avenue facade. Modify the number of required building entrances on both the 1000 West and Learned Avenue facades. **Case Number: PLNPCM2022-00653**

B. Planned Development: A maximum of 5' of extra building height for a total building height of 75'. **Case Number: PLNPCM2023-00685**

The subject properties are located within Council District 2, represented by Alejandro Puy. (Staff Contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com)

3. Planned Development and Design Review at approximately 2903 S. Highland Drive - Matthew

Pockrus with Axis Architects, on behalf of the property owners, is requesting approval for a 22-unit multi-family townhome development project. The subject property is located in the CB (Community Business) zoning district and is approximately 0.54 acres (or 23,522 sq. ft.). The proposed project is subject to the following petitions:

A. Design Review- The development is required to go through the Design Review process because the proposed buildings exceed the size limit of fifteen thousand gross square feet of floor area. Building 1 is proposed at 17,940 sq ft. Building 2 is proposed at 25,667 sq ft. **Case Number: PLNPCM2023-00407**

B. Planned Development- The development is required to obtain Planned Development approval for the following modification to allow a height increase from 30' to 33' for proposed building 2 -to allow rooftop decks for 10 of the 11 units. The second modification is of ordinance 21A.37.050.K: Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure, the applicant is asking to reduce this to 21'. **Case Number: PLNPCM2023-00525**

The subject property is located within Council District 7, represented by Sarah Young. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com)

4. Rezone and General Plan Amendment for Douglas Ward at approximately 721 S 1200 East -

Jim Brewer, the applicant and Head of the McGillis School, is requesting a General Plan and Zoning Map Amendment to expand the McGillis School campus by purchasing the Douglas Ward Building at the above-stated address.

A. Zoning Map Amendment: A rezone is required to use the building as a school, currently zoned R-2 (Single and Two-Family Residential District), because the proposed use is not permitted or conditional in the R-2 Zone. The request is for the zone to be changed to I (Institutional). **Case Number: PLNPCM2023-00496**

B. General Plan Amendment: A General Plan Amendment is also required to change the designation on the Future Land Use Map in the Central Community Master Plan from Low-Density Residential to Institutional. **Case number: PLNPCM2023-00639**

The subject property is within Council District 4, represented by Ana Valdemoros. (Staff Contact: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com)

5. **General Plan Amendment, Zoning Map Amendment, & Planned Development at approximately 2445 S 500 East** - Jason Foster, representing the property owner, is proposing to rezone the above-listed property and build eight new townhomes that will be subdivided onto individual lots and sold separately. The existing house at this address will be demolished.
- A. **General Plan Amendment:** A request to amend the future land use designation of this property from “Low Density Residential” (5-10 units/acre) to “Medium Density Residential” (8-20 dwelling units/acre) to facilitate the Zoning Map amendment request. **Case Number: PLNPCM2023-00538**
 - B. **Zoning Map Amendment:** A request to rezone the property from R-1/7,000 Single-family residential to RMF-35, Moderate Density Multi-Family. **Case Number: PLNPCM2023-00462**
 - C. **Planned Development:** Approval is required because the individual lots created through the subdivision would not meet dimensional requirements such as setbacks, building coverage, and street frontage requirements. The applicant is also requesting relief from several setback requirements. **Case Number: PLNPCM2023-00461**

The property is located within Council District 7, represented by Sarah Young. (Staff Contact: Trevor Ovenden at 801-535-7168 or trevor.ovenden@slcgov.com)

6. **Zoning Map & Text Amendments for SLC Ballpark Station Area** - 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.

The project boundary 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**

7. **Zoning Map & General Plan Amendment for Hardage Hospitality at approximately 775 E. 400 South and 354 & 370 S. 800 East** - Sean Thompson, the applicant on behalf of the property owner, Hardage Hospitality, is requesting approval from the City to amend the Zoning Map and General Plan future land use map designations of the above-stated properties to allow for higher density residential development on the corner of the intersection.
- A. **Zoning Map Amendment:** In order to build a higher density residential development, the applicant is requesting to rezone the subject properties from TSA-UN-T (Transit Station Area Urban Neighborhood Transition Area) and RMF-35 (Moderate Density Multi-Family Residential) to TSA-UN-C (Transit Station Area Urban Neighborhood Core Area). **Case Number: PLNPCM2023-00223**
 - B. **General Plan Amendment:** In order to keep the proposed rezone consistent with the Central Community Master Plan, the applicant is also requesting to amend the future land use designation for the subject properties from Medium Density Transit Oriented Development and Medium Density Residential to High Density Transit Oriented Development. **Case number: PLNPCM2023-00401**

The subject properties are within Council District 4, represented by Ana Valdemoros. (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com)

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.