

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION AMENDED MEETING AGENDA
November 8, 2023, at 5:30 pm
City & County Building
451 South State Street, Room 315
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 335 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 315
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

Petition Initiation - The Planning Commission will discuss a potential petition initiation related to design review standards in 21A.59. The Commission may vote to initiate a zoning text amendment. This request was presented by a member of the Planning Commission.

REGULAR AGENDA

1. **Yalecrest - Princeton Heights Local Historic District** - Paula Harline, a property owner in the proposed local historic district, has submitted a petition to designate a new local historic district within the Yalecrest neighborhood of the City. The proposed boundaries of the Princeton Heights Local Historic District are approximately 1323 Princeton Avenue to 1500 East along Princeton Avenue. The request is before the Planning Commission because the local historic district designation process requires the Commission to hold a public hearing and forward a recommendation to the City Council which has final decision making authority on this type of request; a zoning map amendment. The proposed district is located in City Council District 6 represented by Dan Dugan. (Staff Contact: Lex Traugher at 801-535-6184 or lex.traugher@slcgov.com) **Case number: PLNHLC2023-00044**
2. **Plan Update for Citywide Transportation Plan (Formally Transportation Master Plan)** - The Transportation Division has updated the 1996 Transportation Master Plan to reflect current

Transportation Planning practice and provide The City with a governing document for all decisions and projects occurring within and relating to The City's Right of Way. The Plan update is not a list of projects. It establishes core values for the Right of Way provided by the community and outlines policies and programs to ensure Transportation Projects reflect these values. The Transportation Division is seeking Commission Recommendation to City Council for adoption of the updated Plan. The draft plan can be found here: <https://www.slc.gov/transportation/plans-studies/tmp/> (Staff Contact: Joe Taylor at 801-535-6679 or joe.taylor@slcgov.com)

- 3. 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. (Staff Contact: Krissy Gilmore at 801-535-7780 or Kristina.gilmore@slcgov.com) **Case number: PLNPCM2023-00535**

WORK SESSION

- 1. Work Without a COA Briefing** - Mayor Erin Mendenhall has initiated a petition for a zoning text amendment to Chapter 21A.34 to address unlawful construction and demolition activities in local historic districts and to landmark sites. This proposed text amendment is intended to add enforcement tools to prevent and counter potential violations in the local historic districts and to local historic landmark sites; establish a clear process to remedy alterations or demolition that occur without approval; and create standards that require that if a contributing historic structure is demolished without city permits, it shall be reconstructed as it was prior to the unlawful demolition. This briefing is intended to introduce the proposed changes to the Commission in anticipation of a future public hearing. (Staff Contact: Amy Thompson at 801-535-7728 or amy.thompson@slcgov.com) **Case number: PLNPCM2023-00336**

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.