

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION AMENDED MEETING AGENDA  
December 13, 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](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 425 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**  
**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. **Conditional Use: The Tasting Room Bar Establishment at approximately 357 W 200 S (Public Hearing)** - Terry Lyman (applicant) is representing Kaleb Crafts (owner) requesting approval from the City to establish a bar at the above listed address. The site of the proposed use is within an existing building, no additions to the building or modifications to the site are proposed. The property is zoned D-3 (Downtown Warehouse/residential) District. This type of project must be reviewed as a conditional use permit. The subject property is within Council District 4, represented by Ana Valdemoros. (Staff contact: Olivia Cvetko at 801-535-7285 or [olivia.cvetko@slcgov.com](mailto:olivia.cvetko@slcgov.com)) **Case Number: PLNPCM2023-00729**

**REGULAR AGENDA**

1. **Brooklyn Avenue Vacations and Subdivision Amendment** - This is a request from Jonah Hornsby of Jodah One, LLC, the adjacent property owner, to vacate the 13.25-foot-wide alley that bisects 1007 South 500 West and all of Brooklyn Avenue from 500 W to the West Temple Viaduct right of way. If approved, this section of Brooklyn Avenue would be divided and sold to the property owners of 1005

& 1007 South 500 West at fair market value. Mr. Hornsby has made this request because he claims there is a lack of maintenance and issues with public safety. The property is within Council District 5, represented by Darin Mano. (Staff contact Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Numbers: PLNPCM2022-00068, PLNPCM2022-00349, & PLNSUB2023-00493**

2. **Edison Street Design Review at approximately 250 S 200 E** - Mitch Vance with J. Fisher Companies, property owner representative, is requesting Design Review approval of a 7-story, 201-unit mixed use building at approximately 220 & 250 South 200 East. The site consists of two parcels totaling approximately 1.45 acres (63,000 SF). The subject property is located in the D-1 Central Business District. Design Review approval is required for the following modifications to both the D-1 Central Business District standards in 21A.30.020 and the Design Standards in 21A.37.060.D:
  - A. A reduction in the minimum building height from 100' to approximately 78' 6"
  - B. An increase in the maximum street facing facade length from 150' to approximately 307' 4", along 200 East
  - C. A decrease in the required glass percentages on both the ground floor and upper floors
  - D. Modifications to the upper floor setbacks required for buildings between 78-104' within the D-1 zone

The property is within Council District 4, represented by Ana Valdemoros. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case Number: PLNPCM2023-00707**

3. **Zoning Map Amendment at approximately 2760, 2828, & 2800 N 2200 W** - Continuation of a Tabled Item from the January 11, 2023 Planning Commission meeting. Will Channell with OCC Industrial, representing the property owner of 2828 N., and who is under contract for the properties at approximately 2760 and 2800 N. at 2200 West, is requesting a Zoning Map Amendment to allow development of the properties. The proposed amendment would rezone three parcels from AG-2 (Agricultural) to M-1 (Light Manufacturing). The subject properties in total are approximately 14.33 acres (624,216 square feet). Plans for future development were not submitted with these applications. The subject property is within Council District 1, represented by Victoria Petro. (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Numbers: PLNPCM2022-00699, PLNPCM2022-00700, & PLNPCM2022-00701**

## **OTHER BUSINESS**

### **1. Vice Chair Election**

*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.*