

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION AMENDED MEETING AGENDA  
January 10, 2024, 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**  
**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 November 29, 2023 & December 13, 2023**
2. **California Ave Design Review at approximately 1665 W California Ave.** - Jared Forsyth of RAD Architects, representing the property owner, is requesting approval from the City to develop a 45' tall residential building with 24 studio apartments and 24 parking stalls at the above listed address. Currently the land is used for a car wash and the property is zoned CC Commercial Corridor. This type of project must be reviewed as a Design Review due to the request for an additional 15' in height, for a total of 45'. The subject property is within Council District 2, represented by Alejandro Puy. (Staff contact: Cassie Younger at 801-535-6211 or [cassie.younger@slcgov.com](mailto:cassie.younger@slcgov.com)) **Case Number: PLNPCM2023-00586**

**REGULAR AGENDA**

1. **Window Requirements for New Construction in the City's Local Historic Districts Text Amendment** - A request by Mayor Erin Mendenhall directing the Planning Division to update the Salt Lake City Zoning Ordinance text, and the Historic Residential and Multifamily/Historic Apartment Design Guidelines text, to coordinate and clarify the use of vinyl windows in new construction projects

in the City's Local Historic Districts (LHDs). The text amendments apply citywide in all local historic districts and individually listed landmark sites. (Staff contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case Number: PLNPCM2023-00444**

2. **Zoning Text Amendment for Enforcement on work done without a COA** - Mayor Erin Mendenhall has initiated a petition for a Zoning Text Amendment to address unlawful construction and demolition activities in the H Historic Preservation Overlay District. The purpose of the petition is to protect historic resources, which includes designated local historic districts and local landmark sites. The text changes are aimed at adding enforcement tools to prevent and counter potential code violations. It also aims to establish a clear process to remedy alterations or demolition that occur without a COA (Certificate of Appropriateness). The proposed changes will affect Chapter 21A.34.020 and related provisions of Title 21A-Zoning. (Staff Contact: Mayara Lima at 801-535-6141 or mayara.lima@slcgov.com) **Case Number: PLNPCM2023-00336**
3. **Standards for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks Text Amendment** - Mayor Erin Mendenhall has initiated a petition to amend the zoning ordinance to propose minimum distances that any gas station can be from a river, stream, or other water body, a park, or open space area over a certain size and establish more stringent zoning standards for any gas station that is located in the secondary groundwater recharge area of the city. The proposed text amendment would prohibit gas stations that do not meet the proposed standards regardless of being permitted or conditioned land use in an allowable zoning district. The proposed standards will be listed in the Ordinance under section 21A.36.370, "Standards for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks". City wide text amendment. (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Number: PLNPCM2023-00260**
4. **Standards for Attached Structures, Garages, Entrance Landings, and Building Foundations Text Amendment** - The Salt Lake City Planning Division is proposing a text amendment to update the standards related to attached structures, which includes garages, entrance landings, and building foundations. In 2021, Utah State code was amended, changing standards required of these structures. The changes to the state code impose limitations on what municipalities can require in terms of design elements. As a result, City code needs to be updated to match these regulations. The amendment would focus on aligning the standards with city goals and addressing state law. The text amendments apply citywide. (Staff contact: Grant Amann at 801-535-6171 or grant.amann@slcgov.com) **Case Number: PLNPCM2023-00952**
5. ~~**Zoning Map Amendment at approximately 536 S 200 W** - Jason Boel, representing the property owners, is requesting to amend the zoning map for the property located at the above stated address (parcel #15-01-452-018-0000). The proposal would rezone the subject property from D-2 1 (Central Business District) to D-1 (Downtown Support District). The subject property is approximately 0.15 acres. No development plans were submitted with this application. The property is within Council District 4, represented by Ana Valdemoros. (Staff contact: Grant Amann at 801-535-6171 or grant.amann@slcgov.com) **Case Number: PLNPCM2023-00730**~~
6. **300 West Apartments Planned Development & Design Review at approximately 1518 S 300 W** - Jarod Hall of Di'velept Design LLC, representing the property owner, is requesting approval for two residential mixed-used buildings at the above stated address. The project site is in the CG zoning district.

**POSTPONED**

- A. Design Review:** Exceed the by-right height in the CG zone by 26 feet, 5 inches for a total building height of 86 feet, 5 inches. Construct a street facing building facade that lacks a building entrance on the Andrew Avenue facade. **Case Number: PLNPCM2023-00001**
- B. Planned Development:** A reduction in building setbacks in five locations along front and corner side yards on 300 West, Andrew Avenue, and Van Buren Avenue facades. A reduction in required front and corner side yard landscaping by 3,599 square feet. A reduction in the required number of off-street parking stalls from 457 to 421. **Case Number: PLNPCM2023-00456**

The subject properties are located within Council District 5, represented by Darin Mano. (Staff contact: Michael McNamee at 801-535-7226 or michael.mcnamee@slcgov.com)

*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.*