

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AGENDA  
January 24, 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**  
**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.

**REGULAR AGENDA**

1. **Capitol Park Cottages Planned Development and Preliminary Subdivision Plat at Approximately 675 N F Street** - Peter Gamvroulas, representing Ivory Development, LLC, is requesting approval from the City to develop a 21-unit development consisting of a mix of single-family and two-family houses served by a proposed private street at the above listed address. Currently, the subject property consists of undeveloped open space.
  - A. **Planned Development:** Planned Development approval is required to allow new lots without street frontage, reduced setbacks, and other necessary modifications to relevant zoning regulations. **Case Number: PLNPCM2021-00656**
  - B. **Preliminary Subdivision Plat:** Preliminary Plat approval is also required prior to the establishment of the Capitol Park Cottages Subdivision and its associated lots as proposed by the Planned Development application. **Case Number: PLNSUB2021-01175**

The subject property is located within Council District 3, represented by Chris Wharton. (Staff Contact: Aaron Barlow at 801-535-6182 or [aaron.barlow@slcgov.com](mailto:aaron.barlow@slcgov.com))

2. **The Chicago Rooftop Patio Planned Development at Approximately 27-45 N Chicago Street** - Derek Christensen, representing the property owner, is requesting Planned Development approval for five additional feet of building height to add an occupiable roof to the top of a proposed 120-unit, six-story apartment building at the above-listed addresses. Total height will be 65 feet. The subject property is within Council District 2, represented by Alejandro Puy. (Staff contact: Michael McNamee at 801-535-7226 or michael.mcnamee@slcgov.com) **Case Number: PLNPCM2023-00791**
3. **Liberty Corner Design Review at Approximately 1265 S 300 West** - Chris Zarek of Cowboy Partners is requesting Design Review approval for Liberty Corner, a proposed multifamily residential building at the above-listed address. The site consists of six parcels totaling approximately 89,305 sq. ft./2.05 acres. Design Review approval is requested for additional building height up to a maximum of 85 feet and an increase in the maximum front yard setback on 1300 South to a maximum of 16 feet. The subject property is in the CG (General Commercial) zoning district. The proposed building is 7 stories tall and includes 200 two- to four-bedroom units (with average rents at 60% area median income, serving families ranging from 25% to 80% area median income), 269 parking spaces, and a first-floor daycare. The property is located within Council District 5, represented by Darin Mano. (Staff Contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case Number: PLNPCM2023-00952**
4. **Rowland Hall - St. Mark's Design Review at Approximately 1481 E. Sunnyside Avenue** - Doug Speckhard, representing Rowland Hall-St. Mark's School, is requesting approval for a building height increase to 60' under the Design Review process to build a Middle and Upper School building on the northern portion of their property. The northern part of the property is zoned "I" (Institutional) District; this is where the development is proposed. The southern part of the property, along Sunnyside Avenue, is zoned OS (Open Space) and will remain as is. The subject property is within Council District 6, represented by Dan Dugan. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Number: PLNPCM2023-00836**
5. **MU-8 Sign Regulations Text Amendment** – Mayor Erin Mendenhall has initiated a petition to amend sections of the Salt Lake City Zoning Ordinance relating to the proposed MU-8 Form Based Mixed Use Subdistrict 8. Specifically, amendments to chapter 21A.46 Signs, which addresses sign regulations in each zoning district. The proposed amendments are intended to establish sign regulations for the proposed MU-8 zoning district. (Staff Contact: Brooke Olson at 801-535-7118 or brooke.olson@slcgov.com) **Case Number: PLNPCM2023-00959**
6. **Building Code Administration and Enforcement Text Amendment** - Salt Lake City Council has requested to amend Title 18, specifically updating regulations related to the administration of building codes. The proposed amendment updates references to state adopted code, modify building code enforcement appeal process, add and increase building enforcement fines and penalties to match zoning enforcement and cost of operations. The proposed changes will affect Chapters 18.24, 18.48 and 18.50 and related provisions of Title 18-Buildings and Construction. (Staff Contact: Craig Weinheimer at 801-535-6682 or craig.weinheimer@slcgov.com) **Case number PLNPCM2023-00868**

*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.*