

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
February 14, 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
- 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 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.

OTHER BUSINESS - The commission may consider initiating a zoning amendment to modify 21A.36.020.C Allowed Encroachments and 21A.36.020.D Height Encroachments. The purpose of the proposal is to update the table to address zoning administration issues, modify provisions to match building code requirements, eliminate outdated provisions and specifically to allow roof top uses to exceed the maximum height in some zoning districts.

CONSENT AGENDA

1. **Approval of the Meeting Minutes for January 10, 2024**

2. **Planned Development at approximately 1532 S 900 West** - Santiago Tovar (applicant), representing the property owner, is requesting a Planned Development for modifications needed to subdivide the subject property in order to create a second lot to build a single-family dwelling. Modifications include reduced lot width and reduced front and rear yard setbacks. The property is located in the R-1/7,000 Single Family Residential Zone. There is an existing single-family home on the property the applicant intends to retain. This property is in the R-1/7,000 Single Family Residential Zone. The subject property is within Council District 2, represented by Alejandro Puy. (Staff contact: Rylee Hall at 801-535-6308 or rylee.hall@slcgov.com) **Case Number: PLNPCM2023-00660**

3. **Chromeworks Time Extension at approximately 269 W Brooklyn Avenue** - George Hauser, representing the property owner, is requesting a one-year extension for the Chromeworks project that was initially approved by the Planning Commission on December 9th, 2020. The granted Planned Development and Design Review modification allowed for additional building height and balcony encroachments into the required front yard area. The subject is within Council District 5, represented by Darin Mano. (Staff contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com) **Case Number: PLNPCM2020-00610 & PLNPCM2020-00843**

4. **Planned Development for Riverside Cottages at approximately 552 N 1500 W** - Bert Holland, representing Hoyt Place Development, LLC, is requesting Planned Development approval for an 18-lot development consisting of detached single-family houses that would be accessed by a private road at the above-listed address. This application is required to allow new lots without street frontage, reduced setbacks, and other necessary modifications to relevant zoning regulations. Currently, the subject site consists of single-family houses with large rear yards. The site is located within Council District 1, represented by Victoria Petro. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2023-00251**

REGULAR AGENDA

1. **Parking Text Amendment** - Mayor Mendenhall has initiated a zoning text amendment that would prohibit the demolition of housing to construct or expand standalone commercial parking lots/structures and the expansion of existing parking lots. This amendment is intended to be part of a package of changes that implements Thriving in Place (TIP). The proposed regulation changes will affect sections 21A.33 and 21A.44 of the zoning ordinance. (Staff contact: Cassie Younger at 801-535-6211 or cassie.younger@slcgov.com) **Case Number: PLNPCM2023-00646**

2. **Zoning Map Amendment at approximately 1050 W 1300 S** - Mayor Mendenhall has initiated a petition to amend the zoning map for city-owned property stated above. The proposal would rezone the property from R-1/5000, Single-Family Residential to RMF-30 Low Density Multi-Family Residential District. The project is within Council District 2, represented by Alejandro Puy. (Staff contact: Rylee Hall at 801-535-6308 or rylee.hall@slcgov.com) **Case Number: PLNPCM2023-00609**

3. **Zoning Text Amendment for Projecting Signs in All Commercial and Mixed-Use Districts** – Salt Lake City is requesting to adopt new zoning regulations in order to allow projecting business signs as an approved sign type in all commercial and mixed-use districts. The proposed regulation changes will affect sections 21A.46 Signs of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition to increase clarity in the Sign ordinance. (Staff contact: Grant Amann at 801-671-8213 or grant.amann@slcgov.com) **Case Number: PLNPCM2023-00996**

4. **TAG SLC Text Amendment** - Natalia Linchenko of TAG SLC is requesting the City adopt new zoning regulations in order to allow for single-family attached dwellings in commercial zones where multi-family dwellings are already permitted; This includes the CB, CS, CC, CG, and CSHBD zones. The proposed regulation changes will affect sections 21A.33.030 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Cassie Younger at 801-535-6211 or cassie.younger@slcgov.com and Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2023-00894**

5. **Zoning Map Amendment at approximately 333 W 700 S** - TAG SLC, representing the property owner, Bestway Investors, LLC, is requesting approval from the City to amend the zoning map for a portion of the property stated above. The property is currently "split-zoned" with the majority of the property zoned CG (General Commercial) and the southeast corner of the property zoned D-2 (Downtown Support). The proposal would rezone the CG portion of the property to D-2. No development plans were submitted with this application. The subject property is within Council District 4, represented by Eva Lopez Chavez. (Staff contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com) **Case Number: PLNPCM2023-00923**

6. **Zoning Map Amendment at approximately 450 E 700 S** - Salt Lake City has received a request from Trevor Cell, the property owner, to rezone the property address listed above from RMF-35 Moderate Density Multi-Family Residential to RMF-30 Low Density Multi-Family Residential. The stated intent of the proposal is to enable development of the site in its historic configuration, which is not permitted by the RMF-35 Zoning District. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is within Council District 4, represented by Eva Lopez Chavez. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2023-00452**

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.