

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AMENDED AGENDA (2<sup>nd</sup> edit)  
February 28, 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. **Design Review for 30 West at approximately 30 W 900 South** - The applicant, Rachel Barnhart with AO Architects, representing the property owner, is requesting Design Review approval to develop the property at the above-listed address in the D-2 (Downtown Support District). The proposal is to construct a 7 story, multifamily residential, mixed-use building with 145 residential dwelling units. The applicant is requesting an additional 20 feet to develop a building 85 feet in height, and an additional 19 feet 7 inches of street facing building façade, for a total of 219 feet 7 inches in length. The Design Standards for the D-2 zone do not allow the length of a street facing building façade to exceed 200 feet. The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Brooke Olson at 801-535-7118 or [brooke.olson@slcgov.com](mailto:brooke.olson@slcgov.com)) **Case Number: PLNPCM2023-00126**
2. **Approval of the Meeting Minutes**

**UNFINISHED BUSINESS**

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. This item was previously tabled, with the public hearing closed, on the February 14, 2024 Planning Commission meeting. (Staff contact: Cassie Younger at 801-535-6211 or [cassie.younger@slcgov.com](mailto:cassie.younger@slcgov.com)) **Case Number: PLNPCM2023-00646**

## **REGULAR AGENDA**

1. ~~**POSTPONED Planned Development and Preliminary Subdivision Plat for Innovation Park at Liberty Wells at approximately 707 S 400 East**~~ - Peter Gamvroulas, representing the property owner Ivory Innovations, has requested Preliminary Subdivision Plat and Planned Development approval for a 66-unit development at the above-listed address. Thirty-six of the units will be townhomes and the remaining 30 units will be apartments located in the Liberty Wells Center.

~~**A. Planned Development:**~~ Approval is required to allow new lots without street frontage, reduced setbacks, and other necessary modifications to relevant zoning standards. **Case Number: PLNPCM2023-00789**

~~**B. Preliminary Subdivision Plat:**~~ The request is to subdivide the property to have each townhouse unit and the multi-family structure on their own lots. As the proposal creates lots without frontage on a public street, the subdivision can only be approved if the Planned Development is also approved. **Case Number: PLNSUB2024-00137**

~~The subject site currently consists of the Liberty Wells Center and an associated baseball field. The site is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Ben Buckley at 801-535-7142 or [benjamin.buckley@slcgov.com](mailto:benjamin.buckley@slcgov.com))~~

2. **Planned Development and Subdivision Amendment McClelland Enclave at approximately 561 S McClelland Street** - Warren Crummett, the applicant, and the property owner, is requesting approval from the City to subdivide the subject property into two lots at the above-listed address. Currently, the land is used for a single-family home and is zoned SR-3. This type of project requires a Planned Development and Subdivision Amendment.

**A. Planned Development:** A Planned Development approval is required to reduce the required rear yard setback from 15 feet to 10 feet and allow the lot to front a private street. **Case Number: PLNPCM2023-00956**

**B. Subdivision Amendment:** A Subdivision Amendment is required to create a new lot in the McClelland Enclave Subdivision to build the project noted above. **Case Number: PLNSUB2023-00951**

The subject property is within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Meagan Booth at 801-535-7213 or [meagan.booth@slcgov.com](mailto:meagan.booth@slcgov.com))

3. **Zoning Map Amendment at approximately 536 S. 200 West** - Jason Boal, representing the property owners, is requesting a Zoning Map Amendment for the properties located at approximately 536 S. 200 West. and 216 W., 224 W., 226 W., and 230 W. Orchard Place totaling approximately 0.525 acres. The applicant is seeking to rezone the subject properties from D-2 (Downtown Support District) to D-1 (Central Business District). No development plans were submitted with this application. The subject properties are within Council District D4, represented by Eva Lopez Chavez. (Staff Contact: Grant Amann at 801-535-6171 or [grant.amann@slcgov.com](mailto:grant.amann@slcgov.com).) **Case Number: PLNPCM2023-00730**

4. **Street Vacation Request at approximately 717 S 5600 West** - Brent Bateman, representing the property owner, is requesting approval to vacate a portion of 700 S in front of his property at the address listed above. The property is zoned CG (General Commercial) and its current use is a truck rental facility. The applicant desires to use a portion of the public street for private use. 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: PLNPCM2023-00482**

5. **Zoning Text Amendment for Salt Palace Convention Center Sign Overlay** - Holi Adams of Architectural Nexus has initiated a petition on behalf of the property owner, Salt Lake County, to amend the zoning text as it applies to the sign allowance for the Salt Palace Convention Center. The request would create a sign overlay district that would apply to the Salt Palace Convention Center and would supersede the sign allowances of the D-4 (Downtown Secondary Central Business) zoning district. The property is located at approximately 90 S. West Temple. The property is zoned D-4 and is located within Council District 4 represented by Eva Lopez Chavez. (Staff Contact: Kelsey Lindquist at 801-535-7930 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com)) **Case Number: PLNPCM2023-00154**
  
6. **Adaptive Reuse Text Amendment** - Mayor Mendenhall has initiated a petition for a text amendment that would make changes to the zoning ordinance to support adaptive reuse and preservation of existing buildings. The goal of this proposed text amendment is to remove zoning barriers that prevent the reuse of buildings and offer zoning incentives to encourage a building to be reused rather than demolished. The proposed amendments involve multiple chapters of the Zoning Ordinance. Related provisions of Title 21A-Zoning may be amended as part of this petition. The changes would apply Citywide. (Staff contact: Amy Thompson at 801-535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)) **Case Number: PLNPCM2023-00155**

*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.*