

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
March 27, 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.

CONSENT AGENDA

1. **Modifications to Planned Development at Approximately 367 W 1700 South (Public Hearing)** - Jarod Hall of Di'velept Design, representing the property owner, is requesting a modification to the Planned Development approval for Row 17 located at the above-stated address. The Planning Commission approved the project on May 11, 2022. Modifications are requested to change the configuration of lots within the project. The subject property is located in the CG (General Commercial) Zoning District within Council District 5, represented by Darin Mano. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2021-01241**
2. **Conditional Use for a Bar Establishment at 505 S Gale St. Suite 200 (Public Hearing)** - Michael McHenry requests approval to establish a bar at the above-listed address. The proposed use will be located on the 2nd floor of an existing building. Currently, The ground floor is a brunch restaurant called Sundays Best. The property is zoned D-2 (Downtown Support) District. The subject property is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com) **Case Number: PLNPCM2024-00015**
3. **Modification of Planned Development at Approximately 750 N Redwood Road (Public Hearing)** - Damian Mora, representing the property owner, is requesting several modifications to a previously approved Planned Development request. The original request was approved by the Planning

Commission in December of 2021. After it was approved, the previous applicant sold the project to the current applicant. The current applicant redesigned the project with new architecture, fewer bedrooms, more parking, and two additional units. The modifications proposed by the current applicant require approval by the Planning Commission. The subject property is located within Council District 1, represented by Victoria Petro. (Staff contact: Trevor Ovenden at 801-535-7168 or trevor.ovenden@slcgov.com) **Case Number: PLNPCM2021-00702**

4. **Design Review for The Lofts at 13 & 7th at approximately 1330 S. 700 West (Public Hearing)** - Melynda Geronimo requests Design Review approval to increase the front yard setback from the required maximum of 15 feet to approximately 32 feet due to the existing power lines and Rocky Mountain Power's construction clearance requirements for power poles. The subject property is located within the CB zoning district and Council District 2, represented by Alejandro Puy. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Number: PLNPCM2023-00610**
5. **Extension Request for Design Review & TSA Score at Approximately 425 E 400 South (Not a Public Hearing)** - Gonzalo Calquin of Envision Architects, on behalf of the property owner, is requesting that the Planning Commission grant a one-year time extension on the Design Review and Transit Station Area Development Score approval for the multi-family development located at the above state address. The Planning Commission originally granted approval for this project on March 22, 2023. The extension would change the expiration date to March 22, 2025. The property is located in the TSA-UN-C (Transit Station Area Urban Neighborhood Core) Zoning District within Council District 4, represented by Eva Lope Chavez. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2022-01102 & PLNTSD2022-01103**
6. **Approval of the Meeting Minutes**

BRIEFINGS

1. **300 West Corridor and Central Pointe Station Area Plan Briefing** - The Planning Commission will receive a briefing from Design Workshop, the project consultant, on the Salt Lake City Planning Division's 300 West Corridor & Central Pointe Station Area Plan process. The plan will guide the future development and use of property in the area extending from 1700 South to 2100 South and from I-15 to West Temple in the Central Community planning area of Salt Lake City. The project area is located in Council District 5 represented by Darin Mano. (Staff contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com) **Case Number: PLNPCM2023-00397**
2. **Amendments to Standards for Design Review 21A.59.050** - The Salt Lake City Planning Commission initiated a petition to amend the text of section 21A.59.050 Standards for Design Review. The Commission specifically asked Planning Staff to remove standard 21A59.050.D.2. As part of this amendment, Staff is also proposing minor amendments to the section that would clarify existing standards and ensure the language meets the intent of the standard. Standards that are required elsewhere in the zoning ordinance are being deleted from chapter 21A.59. This amendment is citywide. This briefing is intended to introduce the proposed changes to the Commission and gather feedback in anticipation of a future public hearing. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case Number: PLNPCM2024-00294**

REGULAR AGENDA

1. **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 existing Liberty Wells Center building.

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)

2. **Zoning Map Amendment at 1463 S & 1467 S Cheyenne Street** - Bert Holland, property owner representative, is requesting to amend the zoning map for the properties located at 1463 S and 1467 S Cheyenne Street. The two parcels are approximately .74 acres (32,260 SF) in size. The applicant is seeking to amend the properties from R-1/7000 (Single-Family Residential) to the SR-3 (Special Development Pattern Residential) zoning district. The intent of the rezone is to increase the development potential of the property. The properties are located within Council District 2, represented by Alejandro Puy. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case Number: PLNPCM2023-00096**
3. **Electronic Message Centers Text Amendment** – Salt Lake City City Council has initiated a petition to amend the zoning ordinance to create standards regulating electronic sign faces, currently referred to as electronic changeable copy. The proposed standards will include regulations like brightness controls, display hours, and zones where these signs are not permitted. The ordinance currently does not include standards specifically regulating electronic sign faces. (Staff Contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com) **Case Number: PLNPCM2023-00669**
4. **Driveways & Loading Text Amendment** - Mayor Erin Mendenhall has initiated a zoning text amendment to correct driveway and loading area standards found in the zoning code that are creating unintended consequences. The proposed changes fix issues with the current standards to adequately address vehicular access needs and support good urban design. The proposed regulation changes will affect sections 21A.44 of the zoning ordinance. Related provisions of Title 21A may also be amended as part of this petition. (Staff Contact: Madison Blodgett at 801-535-7749 or madison.blodgett@slcgov.com) **Case Number: PLNPCM2023-00937**

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.