

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AGENDA  
April 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**  
**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. **Hoyt Place Phase II Planned Development at approximately 843 W Hoyt Pl** - Bert Holland, representing the property owner, is requesting Planned Development approval for a five-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 vacant, the subject site is located within the SR-3 Special Development Pattern Residential Zoning District and Council District 2, represented by Victoria Petro. (Staff Contact: Aaron Barlow at 801-535-6182 or [aaron.barlow@slcgov.com](mailto:aaron.barlow@slcgov.com)) **Case Number: PLNPCM2023-0900**
2. **Planned Development for The Paxton at approximately 203 W Paxton Avenue** - Bruce Bastian, with J.B Early Company representing the property owner Shane Tucker of Trucker Towing, is seeking Planned Development approval to construct a mixed-use building on the properties listed above. The proposed development will be a seven-story (75 foot) mixed-use building with 302 affordable housing units and ground-floor commercial space. The applicant is requesting a modification through Planned Development to reduce the number of parking spaces from 138 (after reductions) to 83. This is a difference of 55 spaces. The property is zoned CG General Commercial. The subject property is

within Council District 5, represented by Darin Mano. (Staff Contact: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com) **Case Number: PLNPCM2024-00080**

3. **Zoning Map Amendment at approximately 1544 S & 1550 S 900 W** – Paul Garbett (Garbett Homes), representing the property owner, is requesting a zoning map amendment for the properties located at the above-stated address. The two parcels are approximately 0.82 acres (35,719 sq. ft.) in size. The proposal would rezone the properties from R-1/7,000 (Single-Family Residential) to RMF-30 (Low Density Multi-Family Residential). No development plans were submitted with this application. The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com) **Case Number: PLNPCM2024-00128**
4. **Zoning Text Amendment for Standards for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks** - Mayor Erin Mendenhall has initiated a petition to amend the zoning ordinance to propose minimum requirements for gas stations. The proposal includes distances from a river, stream, or other water body, a park, or open space- over one-acre. This item previously came before the Planning Commission on January 10, 2024. The Planning Commission tabled it for more information, and the public hearing was closed. This is a city wide text amendment. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Number: PLNPCM2023-00260**
5. **Zoning Text Amendment for Form Based Zone Corrections** – Mayor Erin Mendenhall has initiated a zoning text amendment to correct sections in Chapter 21A.27 - Form Based Districts. Form Based Districts were adopted in 2016 and most recently amended in 2023. The amendment will address standards that are incorrect, inconsistent, or otherwise incompatible with the intent of the chapter. Related provisions of Title 21A may also be amended as part of this petition. This is a city wide text amendment. (Staff Contact: Noah Elmore at 801-535-7971 or noah.elmore@slcgov.com) **Case Number: PLNPCM2024-00155**

*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.*