

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
April 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
- 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. **Planned Development Modifications for Glendale Townhomes at approximately 1179 S. Navajo Street** – Melissa Bigger of Axis Architects is requesting an updated Planned Development approval for the previously approved 3-story townhome project that would increase unit counts from 53 to 74 and eliminate certain private amenities due to a public utility easement within the property. The units will now be available for individual ownership, rather than as rentals only. The property is the site of a former grocery store and is zoned CB (Community Business). The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case Number: PLNPCM2021-00378**
2. **APPROVAL OF THE MEETING MINUTES**

REGULAR AGENDA

1. **Rezone at Approximately 1816 S State Street** - Tiffanie Price, representing the property owner is requesting to change the zoning designation of this property from BP (Business Park) to CC (Corridor Commercial) to allow the existing building at this site to be leased for commercial uses that are not allowed under the current BP zoning designation. The current BP zoning designation does not allow for this property to be used for a restaurant or a retail establishment. The applicant has indicated that

they would like to lease the building for these types of uses. The applicant does not intend to redevelop the property at this time. The subject property is within Council District 5, represented by Darin Mano. (Staff Contact: Trevor Ovenden at 801-535-7168 or trevor.ovenden@slcgov.com) **Case Number: PLNPCM2024-00033**

- 2. Monument Signs in Manufacturing Districts Text Amendment** – YESCO sign company has initiated a petition to amend the zoning ordinance related to monument signs in Manufacturing Districts. The proposed amendment would allow one monument sign for every 250' of street frontage, with each sign separated by at least 150'. The proposed regulation changes will affect section 21A.46.100 of the zoning ordinance (Sign Regulations for Manufacturing Districts). (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com) **Case Number: PLNPCM2023-00970**

BRIEFINGS

- 1. Commercial and Mixed Use Zoning District Consolidation** - The Planning Commission will receive a briefing on the proposal to consolidate the existing mixed use and commercial zoning districts. This proposal includes the RMF-75, RB, RMU-35, RMU-45, RMU, RO, all commercial zones found in Zoning Code Chapter 21A.26, FB-SC, FB-SE, FB-UN2, FB-UN11, and the MU zoning districts. The proposal will consolidate these districts into six new zoning districts and update other sections of the code where these zoning districts are referenced. The proposal will also update the zoning map to reflect the changes. This briefing will cover the workplan for the project, the status of each section of code that will be changing, and an overview of the new Mixed Use Zoning Districts Chapter. (Staff Contact: Planning Director Nick Norris at 801-535-6173 or nick.norris@slcgov.com)

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.