

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION AMENDED MEETING AGENDA  
May 8th, 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. **AFCU Zoning Map Amendment, Zoning Text Amendment, and Planned Development at approximately 455 E and 475 E 500 S** - Salt Lake City has received requests from Rick Magness, representing the property owner (America First Credit Union), that would facilitate the construction of a 52-foot-tall parking structure used to serve the properties located at approximately 455 E & 475 E 500 S. The two lots are approximately 1.47 acres or 64,000 square feet. As proposed, the property's current R-MU-45 zoning designation would not support the redevelopment, thus the applicant is requesting approval of a zoning map amendment, text amendment, and Planned Development.
  - a. Zoning Map Amendment - Request to rezone 455 E and 475 E 500 S from R-MU-45 (Residential/Mixed Use) to RO (Residential/Office), to allow for additional building height.  
**Case Number: PLNPCM2022-0115**
  - b. Zoning Text Amendment - Request to add "Financial Institution, with Drive-Through Facility" as a Permitted use in the RO zone. A footnote would state the use is only applicable along 500 South and 600 South between 700 East and Interstate-15. The

property at 455 E 500 S has an existing nonconforming drive-through facility, which the text amendment would establish as permitted use. **Case Number: PLNPCM2023-00763**

- c. **Planned Development - Contingent on the approval of the rezone from R-MU-45 (Residential/Mixed Use) to RO (Residential/Office), the applicant is requesting Planned Development approval to build the parking structure with reduced rear yard, corner side yard, and interior side yard setbacks. Case Number: PLNPCM2023-00745**

The subject properties are located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com)

2. **Continuation of Driveways & Loading Text Amendment** - Continuation of a tabled item from the March 27, 2024 Planning Commission meeting. 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: PLN2023-00937**
3. **Prohibiting Distribution Centers on Former Northwest Quadrant Landfill Sites Text Amendment** - Mayor Erin Mendenhall has initiated a zoning text amendment to prohibit distribution centers on a former landfill site within the Northwest Quadrant Overlay (located at approximately 6780 W North Temple St). The intent of the proposal is to allow for future development of other uses allowed by the zoning code. The proposed changes will affect Chapter 21A.33 (Land Use Tables). Related provisions of Title 21A may also be amended as part of this petition. (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com). **Case Number: PLNPCM2024-00226**

## **WORK SESSION**

1. **Zoning Consolidation Project** - The Planning Commission will be briefed on the proposed MU2 and MU3 zoning districts. The MU2 zoning district will replace the CN Neighborhood Commercial, RB Residential Business, and SNB Small Neighborhood Business zoning districts. This briefing will include reviewing the proposed zoning regulations related to building types, building height, setbacks, and related provisions. (Staff Contact: 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](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.*