

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AMENDED (2ND) AGENDA
May 22, 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 for 2020 Main Townhomes at Approximately 2020 & 2030 S Main Street (Public Hearing)** – Danielle Clark of Blackbox Design Studios, on behalf of property owner Wiltow Enterprises, is requesting Planned Development approval for eight townhome units on the properties at the addresses listed above. The properties are in the CC (Corridor Commercial) zoning district. The applicant is seeking Planned Development approval for a building without street frontage, additional building height of 2'6" (30' permitted), a transformer in the rear landscape buffer, and condensing units less than 4' from the side property lines. The subject properties are in Council District 5, represented by Darin Mano. (Staff Contact: Sara Javoronok at 801-535-7625 or sara.javoronok@slcgov.com) **Case Number: PLNPCM2023-00891**
2. **APPROVAL OF THE MEETING MINUTES**

REGULAR AGENDA

1. **Planned Development Modifications for 144 S Apartments at Approximately 144 S 500 East** - The applicant, 144 South Apartments LLC, is requesting approval for Planned Development modifications at the above-stated address. The project was previously approved on the October 13, 2021 Planning Commission meeting. The approval was for a mixed-use building containing 110

affordable housing units reserved for renters at 60% or less of the area median income (AMI). The applicant is now requesting modifications to the approved building elevations, site plan, and landscaping plan associated with the project. The subject property is located in the R-MU (Residential Mixed Use) zone, within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Brooke Olson at 801-535-7118 or brooke.olson@slcgov.com) **Case Number: PLNPCM2021-00698**

2. **Continuation of 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, at the above-stated address, 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**

3. **Preliminary Subdivision and Planned Development for Carrigan View Phase 2 at Approximately 1820 & 1822 S. Lakeline Drive and 1937 & 1939 S. Scenic Drive** - Adam Turville, the property owner, is requesting approval for a 3-lot residential subdivision and the dedication of open space land for conservation, trail preservation, and future trailhead development.
 - A. **Planned Development:** Requesting approval for three residential lots that do not front on a public street. Lot 3 is 50' wide at the front yard setback where 100' would be required, Lots 2 and 3 include minor portions of their buildable areas which include slopes that exceed 30%, and the private road (Carrigan Rim Court) would include construction across manmade slopes that exceed 30 percent. **Case number: PLNPCM2023-00890**
 - B. **Preliminary Subdivision:** The development requires Preliminary Subdivision approval to establish boundaries for the residential lots, open space, and private road, and to establish easements through the property. **Case number: PLNSUB2024-00219**
The subject property is within FR-2 (Foothills Residential) and OS (Open Space) zoning districts, located in Council District 6, represented by Dan Dugan. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com)

4. **Sports, Entertainment, Cultural, and Convention District Text Amendment** - ~~Mayer Erin Mendenhall has initiated a zoning text amendment to modify provisions in the D4 Downtown Secondary Business District that would support the creation of a sports, entertainment, cultural, and convention district that would impact all of the properties within the district. The amendment would impact all of the properties within the district, expanding and modifying the existing arena sign overlay to the blocks where the Salt Palace is located, and changing the following land uses from conditional to permitted: stadiums, heliports, and commercial parking structures. City Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com) **Case Number: PLNPCM2024-00441**~~

POSTPONED UNTIL JUNE 12, 2024

BRIEFINGS

1. **Zoning Consolidation Project** - The Planning Commission will be briefed on the proposed MU5, MU6, MU8, and MU11 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)

OTHER BUSINESS

1. **Vice-Chair Election**

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.