

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
September 11, 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. **Extension Request for Bumper House Planned Development and Design Review** - George Hauser, on behalf of the property owner, is requesting a one-year time extension for the Bumper Hour Planned Development and Design Review for the multi-family development located at approximately 1050 S. Washington Street. Planning Commission granted a modification to the original approval on September 27, 2023. The subject property is located in the CG (General Commercial) zoning district within council district 5, represented by Darin Mano. (Staff Contact: Kelsey Lindquist at 801-535-7930 or kelsey.lindquist@slc.gov) **Case Number: PLNPCM2022-01165 & PLNPCM2022-01166**
2. **APPROVAL OF THE MEETING MINUTES**

REGULAR AGENDA

1. **Conditional Use for Concrete Manufacturing Facility at Approximately 1055 N Warm Springs Road** - Russell Skuse, representing the property owner, is requesting approval of a conditional use permit to establish a concrete manufacturing facility at the above-listed address. The project site is currently being used for outdoor storage by the owner and the property is zoned M-1 (Light

Manufacturing) District. The subject property is within Council District 3, represented by Chris Wharton. (Staff Contact: Rylee Hall at 801-535-6308 or rylee.hall@slc.gov) **Case Number: PLNPCM2022-00169**

2. **Planned Development and Design Review for Elliott North at Approximately 29 W 800 South** – Nicholai Lazarev, representative of the Boyer Company, is requesting approval for a 266-unit multifamily development. The proposed building is 93' tall (eight stories) and will include a midblock walkway on the south side of the property. The site consists of three parcels totaling approximately 1.37 acres and is in the D-2 Downtown Support District.

A. Planned Development: Requesting an increase in the front yard setback requirement from a maximum of 10' to 13' along 800 S, a reduction in the ground floor setback requirement for residential uses along Richards Street from 8' to a requested 0' and a reduction of the required sidewalk width in the Downtown Districts from a minimum of 10' to a requested 6' along Richards Street. **Case number: PLNPCM2024-00383**

B. Design Review: Requesting the following: a height of 93', use of Ground Floor and Visual Interest option with 72% active ground floor use along Richards St., in the form of artist work studios, but with a depth of only 13'7" where 25' would be required, reduction in durable ground floor materials along 800 S from 80% to 60%, reduction in ground floor glass from 45% for residential uses to approximately 40% along Richards St., reduction in upper floor glass from 50% to approximately 40%, increase in the street facing façade length along Richards St. from a maximum of 200' to 356', and a modification of the upper floor step back requirement of 10' for buildings between 6-8 stories. **Case number: PLNPCM2023-00818**

The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Amanda Roman at 801-535-7660 or amamda.roman@slc.gov)

3. **Planned Development and Design Review for Elliott South at Approximately 846 S. Richards Street** - Nicholai Lazarev, representative of the Boyer Company, is requesting approval for a 62-unit multifamily development. The proposed building is 83' tall (seven stories) and will include a midblock walkway on the south side of the property. The site consists of two parcels totaling approximately .49 acres and is in the D-2 Downtown Support District.

A. Planned Development: Requesting a reduction in the ground floor setback requirement for residential uses along Richards Street from 8' to a requested 0' and a reduction of the required sidewalk width in the Downtown Districts from a minimum of 10' to a requested 6' along Richards Street. **Case Number: PLNPCM2024-00384**

B. Design Review: Requesting the following modifications: a height of 83' where buildings between 65' – 120' require Design Review approval, use of Ground Floor and Visual Interest option with 73% active ground floor use along Richards Street, in the form of artist work studios, but with a depth of only 15' where 25' would be required, reduction in ground floor glass from 60% to approximately 28%, reduction in upper floor glass from 50% to approximately 26%, and elimination of the upper floor step back requirement of 10' feet for buildings between 6-8 stories. **Case Number: PLNPCM2024-00385**

The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slc.gov)

4. **Alley Vacation at Approximately 373 W American Avenue** – Jarod Hall, Di'velept Design, is requesting a recommendation for approval to vacate a public alley located between American Avenue and the 900 South I-15/West Temple off-ramp, just east of 400 West. The applicant requests to vacate this alley to allow for future redevelopment of these properties. The property is zoned CG (General Commercial District). The subject property is within Council District 5, represented by Darin Mano. (Staff Contact: Meagan Booth at 801-535-7213 or meagan.booth@slc.gov) **Case Number: PLNPCM2023-00636**

5. **General Plan, Zoning Map, & Text Amendment at Approximately 1095 E 2100 South** - Jason Boal of Snell & Wilmer, representing the property owners, Harbor Bay Ventures, is requesting amendments that would facilitate the redevelopment of property listed above. The property is 1.22 acres in size and is currently occupied by a vacant, two-story building (formerly a Wells Fargo bank branch). The intent of the general plan and text amendments is to increase the development potential of the property.

A. General Plan Amendment: To support the change in zoning, the applicant is proposing to amend the Sugar House Community Master Plan to allow for high density residential development within the Business District Mixed-use – Town Center Scale area of Sugar House. **Case number PLNPCM2023-00960**

B. Zoning Text & Map Amendment: The applicant is proposing to create a new zoning district MU-15 (Form Based Mixed-use 15 Subdistrict) that would apply to the property and potentially other properties within the city. **Case number PLNPCM2023-00961**

The subject property is located within Council District 7, represented by Sarah Young. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slc.gov and Rylee Hall at 801-535-6308 or rylee.hall@slc.gov)

BRIEFINGS

1. **Zoning Consolidation Project** - The Planning Commission will be briefed on the proposal to consolidate the existing mixed use and commercial zones into new "MU" zones. This briefing will include an overview of the proposed drafts of the MU-8 and MU-11 zoning districts. (Staff Contact: Kelsey Lindquist at 801-535-7930 or kelsey.lindquist@slc.gov) **Case Number: PLNPCM2024-00707**

OTHER BUSINESS

1. Chair and Vice-Chair Elections

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.