

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION AMENDED MEETING AGENDA
September 25, 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 El Centro at Approximately 155 S 600 West** - Peter Corroon, representing Centro LLC, is requesting approval for a Planned Development to redevelop/expand a community and cultural center at the above listed address. Currently the land is used for a community center and the property is zoned G-MU (Gateway Mixed-Use). The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Alicia Seeley at 801-535-7922 or alicia.seeley@slc.gov) **Case Number: PLNPCM2024-00814**
2. **Design Review for Alta North Station Apartments at Approximately 1865 W North Temple** - Travis Nicholes of JZW Architects, representing the property owner, is requesting approval for a Design Review to develop an eight-story mixed use building with 283 affordable residential units and 780 square feet of commercial space at the above listed address. Currently, the land is occupied by a motel with surface parking. The property is zoned TSA-MUEC-C (Transit Station Area Mixed Use Employment Center Station Core). The subject property is within Council District 1, represented by Victoria Petro (Staff Contact: Cassie Younger at 801-535-6211 or cassie.younger@slc.gov) **Case Number: PLNPCM2024-00115**
3. **APPROVAL OF THE MEETING MINUTES**

UNFINISHED BUSINESS

1. **Alley Vacation at approximately 268 W Paxton Avenue** - This is a continuation from the June 12th, 2023, Planning Commission. The public hearing was closed. RCB Rental Properties and Little Garage, Inc. are requesting approval for an Alley Vacation to vacate the public alley between 1161 South 300 West and 268 West Paxton Avenue and replace it with a cross-access easement. The subject property is within Council District 5, represented by Darin Mano. (Staff Contact: Olivia Cvetko at 801-535-7285 or olivia.cvetko@slc.gov) **Case Number: PLNPCM2022-01128**

REGULAR AGENDA

1. **Zoning Text Amendment to allow 6' fences in the Front Yard Setback in the M-1 Zoning District of the Salt Lake City International Center** - Greg Beecher requests Zoning Text Amendment approval to amend the zoning ordinance in the M-1 zoning districts of the Salt Lake City International Center to increase the height of front yard fences from four feet to a maximum of six feet. The subject area is located within Council District 1, represented by Victoria Petro (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slc.gov) **Case Number: PLNPCM2024-00800**
2. **Development Agreement for Intermountain Health at Approximately 700 to 800 South and State to Main Street** - The Planning Commission will review the concepts that would be included in a development agreement between the city and Intermountain Health for the property generally located between 700 and 800 South and State and Main Streets. The development agreement is required to receive a recommendation from the commission because the agreement proposes to reduce zoning standards that would be required in the D1 Central Business District Zoning District. The development agreement may include establishing ground floor street activation, the length of building facades facing the street, vehicle access and parking, open space, food truck locations, and potentially other specific info related to the development of the site as a hospital as identified by the commission. The property is located in City Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Amanda Roman at 801-535-7660 or amanda.roman@slc.gov) **Case Number: PLNPCM2022-01109**
3. **Zoning Consolidation Project** - Salt Lake City is proposing to update its zoning ordinance and zoning map by consolidating up to 27 existing commercial, form-based, and mixed-use zoning districts into six new mixed-use (MU) districts. The aim is to simplify zoning regulations, improve clarity of language, and incorporate missing design standards. The new mixed-use districts will be similar to the current districts but will have changes to setbacks, building height, lot coverage, and permitted land uses. Related provisions of Title 21A-Zoning will also be amended as part of this petition. (Staff Contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slc.gov) **Case Number: PLNPCM2024-00707**

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.