

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AGENDA  
October 23, 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**  
**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 Lusso 2 Apartments Planned Development and Design Review at Approximately 57 N 1000 W** - Jarod Hall, on behalf of the property owner, is requesting a one-year time extension for the Lusso 2 Apartments Planned Development and Design Review for the multi-family development. The Planning Commission granted the original approval on October 25, 2023. The subject property is located in the TSA-SP-T (Transit Area Special Purpose Transition) zoning district within Council District 2, represented by Alejandro Puy. (Staff Contact: Krissy Gilmore at 801-535-7780 or [Kristina.Gilmore@slc.gov](mailto:Kristina.Gilmore@slc.gov)) **Case Number: PLNPCM2022-00653 & PLNPCM2023-00685**
2. **Extension Request for Hardware Village II Design Review at Approximately 152 N 500 W** - Mark Isaac of Pinyon8 Consulting, on behalf of the property owner, is requesting a one-year time extension for the Design Review Approval of the Hardware Village II multi-family development. The Planning Commission granted the original approval on October 26, 2022, and a one-year extension on October 25, 2023. The subject property is located in the TSA-UC-C (Transit Area Urban Center Core) zoning district within Council District 3, represented by Chris Wharton. (Staff Contact: Aaron Barlow at 801-535-6182 or [aaron.barlow@slc.gov](mailto:aaron.barlow@slc.gov)) **Case Number PLNPCM2022-00586**

3. **Conditional Use for Cabinet Assembly at Approximately 75 S 600 W (Public Hearing)** - Richard Morley, representing the property owner, is requesting approval for a Conditional Use to allow a cabinet assembly business that will occupy a unit in the existing building at the above listed address. The subject property is zoned GMU (Gateway Mixed Use) District, and is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Rylee Hall at 801-535-6308 or rylee.hall@slc.gov) **Case Number: PLNPCM2024-00670**
4. **Planned Development Modifications for Alliance House at Approximately 1805 S Main St (Public Hearing)** - Cowboy Partners, representing the property owner, is requesting modifications to the Planned Development plans originally approved by the Planning Commission on August 9, 2023. The approval was to construct two, 2 story multifamily residential apartment buildings consisting of 16 deeply affordable residential units for individuals with incomes as low as 0% of the area median income (AMI). The applicant is now requesting modifications to the approved building elevations, and site plan associated with the project. The subject property is located within the CC, (Corridor Commercial) and SSSC (South State Street Corridor Overlay) Districts, in Council District 5, represented by Darin Mano. (Staff Contact: Brooke Olson at 801-535-7118 or brooke.olson@slc.gov) **Case Number: PLNPCM2022-00975**
5. **Approval of the Meeting Minutes**

## **REGULAR AGENDA**

1. **Zoning Map & Text Amendment for Jordan River Fairpark District** – Snell & Wilmer, representing Larry H. Miller Development, seeks approval to amend Salt Lake City's zoning ordinance by creating a new zoning district known as the JRF District, located at approximately 1500 W North Temple and bounded by the Jordan River, Redwood Road, North Temple, and Interstate 15. The proposal would rezone approximately 93 acres across 38 parcels into a single zone to support the area's redevelopment.
  - A. Zoning Map & Text Amendment: The JRF district would allow buildings up to 400 ft tall. No minimum lot size, setbacks, or open space requirements are proposed, and developments would be exempt from meeting the City's general plans.
  - B. Development Agreement: The proposed Development Agreement addresses access to the Jordan River, open space, roads, infrastructure improvements, and establishes review processes for development applications. Under a new state law, an agreement must be reached by December 31, 2024, for expedited land use reviews related to a qualified stadium and related uses. If no agreement is made, the JRF District will not be subject to the City's zoning regulations.The property is located in Council District 2, represented by Alejandro Puy. (Contact: Amanda Roman at amanda.roman@slc.gov or 801-535-7660) **Case Number: PLNPCM2024-00982**
2. **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@slcgov.com) **Case Number: PLNPCM2024-00707**

*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.*