

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AGENDA  
November 13, 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@slc.gov](mailto:planning.comments@slc.gov).

**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 Planned Development Approval at Approximately 602 E 300 S, 612 E 300 S, and 321 S 600 E** - Thom Jakab, representing the property owners, has submitted a letter requesting a one-year extension for the Bamboo Multifamily project approved on November 29, 2023. The subject property is zoned RMF-35 (Moderate Density Multi-family) and is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Sara Javoronok at 801-535-7625 or [sara.javoronok@slc.gov](mailto:sara.javoronok@slc.gov)) **Case Number: PLNHLC2023-000124**
2. **Extension Request for Design Review Approval at Approximately 336 S 300 E** - Michael Holman of Overland Group, is requesting a one-year time extension for the Design Review Approval of the Overland on Third mixed-use development. The Planning Commission granted the original approval on October 11, 2023. The subject property is located in the R-MU (Residential Mixed-Use) zoning district within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Eric Daems at 801-535-7236 or [eric.daems@slc.gov](mailto:eric.daems@slc.gov)) **Case Number: PLNPCM2023-00113**
3. **Conditional Use for Samoan Independent Seventh Day Association of Churches at Approximately 1624 S 1000 W (Public Hearing)** - Jeff Gardner, representing the Samoan Independent Seventh Day Adventist Church (SISDAC), is requesting Conditional Use approval for a place of worship located at 1624 S 1000 W, in the RMF-35 Moderate Density Multi-Family Residential

District. In 2021, conditional use approval was granted for the initial construction of the church. The applicant is proposing a new 4,600 SF addition to the existing church building. The property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Madison Blodgett at 801-535-7749 or [madison.blodgett@slc.gov](mailto:madison.blodgett@slc.gov)) **Case Number: PLNPCM2024-00839**

#### **4. APPROVAL OF THE MEETING MINUTES**

#### **REGULAR AGENDA**

- 1. Design Review for 850 Apartments at Approximately 850 W 100 S** - Jeff Douglas, representing the property owner, is requesting approval for a Design Review to develop 46 multi-family units at the above listed address. The applicant is requesting to use the ground floor use plus visual interest design standard. They are also requesting a reduction to the ground floor depth to 23ft 7.5in, an increase to the minimum corner side yard setback to 12ft 6in, an increase to the maximum blank wall length to 15ft 3in, and to move a ground floor residential unit's entry to face the rear lot line. Currently the land is vacant, and the property is zoned TSA-UN-T (Urban Neighborhood Transition). The subject property is within Council District 2, represented by Alejandro Puy. The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Ben Buckley at 801-535-7142 or [benjamin.buckley@slc.gov](mailto:benjamin.buckley@slc.gov)) **Case Number: PLNPCM2024-01038**
- 2. Rezone at Approximately 256 E 300 S** – Emily Nelson, representing the property owner, is requesting to amend the zoning map for the properties at the above listed address from the R-MU Residential/Mixed Use District to the D-1 Central Business District. The intent of the rezone is to enable the development of a hotel with a height of approximately 185 feet. The subject property is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Aaron Barlow at 801-535-6182 or [aaron.barlow@slcgov.com](mailto:aaron.barlow@slcgov.com)) **Case Number: PLNPCM2024-00423**
- 3. Alley Vacation Request at Approximately 1409 S Edison St** - Davis Oatway is requesting approval to vacate a portion of the public alley located east of 1409 S. Edison Street. The portion of alley is approximately 11 feet by 52 feet, starting at a point approximately 220 feet from Cleveland Avenue. If approved, this alley section would be divided and given to the two property owners abutting the portion of the vacated alley. The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Diana Martinez at 801-535-7215 or [diana.martinez@slc.gov](mailto:diana.martinez@slc.gov)) **Case Number: PLNPCM2024-00439**
- 4. 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. Due to a notice error, this public hearing only applies to properties bound by Mead Avenue and 1300 South and 200 West and West Temple. (Staff Contact: Daniel Echeverria at 801-535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)) **Case Number: PLNPCM2024-00707**

#### **WORK SESSION**

- 1. Spacing Requirements Between Certain Land Uses and Residential Zones** - The Commission and Planning Staff will discuss land uses that include a spacing requirement from single family and two family zoning districts and whether the spacing requirements should be applied to other

residential districts. This review was requested by the commission in response to a recent land use decision. The Planning Commission may consider a text amendment as part of the discussion on this item. (Staff Contact: Nick Norris, Planning Director at 801-535-6173 or [nick.norris@slc.gov](mailto:nick.norris@slc.gov))

*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.*