

Salt Lake City Planning Commission
Summary of Actions
May 8, 2024, 5:30 p.m.
City & County Building
451 South State Street, Room 326

REGULAR AGENDA

1. **AFCU Zoning Map Amendment, Zoning Text Amendment, and Planned Development at approximately 455 E and 475 E 500 S** - Salt Lake City has received requests from Rick Magness, representing the property owner (America First Credit Union), that would facilitate the construction of a 52-foot-tall parking structure used to serve the properties located at approximately 455 E & 475 E 500 S. The two lots are approximately 1.47 acres or 64,000 square feet. As proposed, the property's current R-MU-45 zoning designation would not support the redevelopment, thus the applicant is requesting approval of a zoning map amendment, text amendment, and Planned Development.
 - a. Zoning Map Amendment - Request to rezone 455 E and 475 E 500 S from R-MU-45 (Residential/Mixed Use) to RO (Residential/Office), to allow for additional building height. **Case Number: PLNPCM2022-0115**
 - b. Zoning Text Amendment - Request to add "Financial Institution, with Drive-Through Facility" as a Permitted use in the RO zone. A footnote would state the use is only applicable along 500 South and 600 South between 700 East and Interstate-15. The property at 455 E 500 S has an existing nonconforming drive-through facility, which the text amendment would establish as permitted use. **Case Number: PLNPCM2023-00763**
 - c. Planned Development - Contingent on the approval of the rezone from R-MU-45 (Residential/Mixed Use) to RO (Residential/Office), the applicant is requesting Planned Development approval to build the parking structure with reduced rear yard, corner side yard, and interior side yard setbacks. **Case Number: PLNPCM2023-00745**

The subject properties are located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com)

Zoning Map Amendment ACTION: A negative recommendation was forwarded to City Council

Zoning Text Amendment ACTION: A negative recommendation was forwarded to City Council

Planned Development ACTION: Tabled

2. **Continuation of Driveways & Loading Text Amendment** - Continuation of a tabled item from the March 27, 2024 Planning Commission meeting. Mayor Erin Mendenhall has initiated a zoning text amendment to correct driveway and loading area standards found in the zoning code that are creating unintended consequences. The proposed changes fix issues with the current standards to adequately address vehicular access needs and support good urban design. The proposed regulation changes will affect sections 21A.44 of the zoning ordinance. Related provisions of Title 21A may also be amended as part of this petition. (Staff Contact: Madison Blodgett at 801-535-7749 or madison.blodgett@slcgov.com). **Case Number: PLN2023-00937**

ACTION: A positive recommendation with additional recommendations was forwarded to City Council

3. **Prohibiting Distribution Centers on Former Northwest Quadrant Landfill Sites Text Amendment** - Mayor Erin Mendenhall has initiated a zoning text amendment to prohibit distribution centers on a former landfill site within the Northwest Quadrant Overlay (located at approximately 6780 W North Temple St). The intent of the proposal is to allow for future development of other uses allowed by the zoning code. The proposed changes will affect Chapter 21A.33 (Land Use Tables). Related provisions of Title 21A may also be amended as part of this petition. (Staff Contact: Andy Hulka at 801-535-6608 or andy.hulka@slcgov.com). **Case Number: PLNPCM2024-00226**

ACTION: A positive recommendation was forwarded to City Council

Disclaimer: A written record of decision for any item where the Commission made a final decision will be created by the staff planner. If you are interested in receiving a copy of the record of decision for any agenda item, please contact the planner listed for that agenda item.

Any final decision made by the Planning Commission can be appealed by filing an "appeal of decision" application within 10 days of the decision. Contact the Planning Division for more information about filing an appeal.

Dated this 9th day of May 2024 in Salt Lake City, Utah.
David Schupick, Administrative Assistant