

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
June 12, 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. **Lotus Alchemy Design Review Modifications at approximately 48 W 700 South (Public Hearing)** – Lotus Alchemy LLC is seeking a modification to the approved Design Review for the Lotus Alchemy apartments located at approximately 48 W 700 S, which received approval from the Planning Commission on August 24, 2022. The modification involves minor changes to the building's exterior to accommodate the removal of underground parking and the addition of parking on the second level. These changes must be reviewed by the Planning Commission, as only minor modifications can be approved administratively. The property is located within the D-2 zoning district and is within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Krissy Gilmore at 801-535-7780 or Kristina.Gilmore@slcgov.com) **Case Number: PLNPCM2022-00422**
2. **APPROVAL OF THE MEETING MINUTES**

REGULAR AGENDA

1. **Continuation of Preliminary Subdivision and Planned Development for Carrigan View Phase 2 at Approximately 1820 & 1822 S. Lakeline Drive and 1937 & 1939 S. Scenic Drive** - Adam Turville, the property owner, is requesting approval for a 3-lot residential subdivision and the dedication of open space land for conservation, trail preservation, and future trailhead development.

A. Planned Development: Requesting approval for three residential lots that do not front on a public street. Lot 3 is 50' wide at the front yard setback where 100' would be required. The 3 residential lots include portions of their buildable areas which include slopes that exceed 30%, and the private road would include construction across slopes that exceed 30 percent. **Case number: PLNPCM2023-00890**

B. Preliminary Subdivision: The development requires Preliminary Subdivision approval to establish boundaries for the residential lots, open space, and private road, and to establish easements through the property. **Case number: PLNSUB2024-00219**

The subject property is within FR-2 (Foothills Residential) and OS (Open Space) zoning districts, located in Council District 6, represented by Dan Dugan. (Staff Contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com)

2. **Planned Development and Design Review for Maltair Lanes Townhomes at approximately 1012 W 200 South** - NeighborWorks Salt Lake, represented by Pascal Meyer of Carpenter Stringham Architects, is requesting Planned Development and Design Review approval to develop the property at the above-stated address in the TSA-UN-T (Urban Neighborhood Transition) zoning district. The proposal is to construct a 13 unit 3-story townhome development consisting of a mix of two- and three-bedroom units on an undeveloped 0.54-acre lot.

A. Planned Development: Requesting increasing permitted open space from 2,500 SF to 3,010 SF, and a reduction of the 10-foot landscape buffer. **Case Number: PLNPCM2024-00312**

B. Design Review: Requesting a reduction of required 45% Ground Floor Glass and reduction of the side yard setback from 32' to 12'. **Case Number: PLNPCM2024-00252**

The subject properties are in Council District 2, represented by Alejandro Puy. (Staff contact: Grant Amann at 801-535-6171 or grant.amann@slcgov.com)

3. **Zoning Text Amendment for the creation of the Northpoint Light Industrial (M-1A) Zoning District** – The Salt Lake City Council initiated a Zoning Text Amendment to create a new zoning district that aligns with the goals, policies, and future land use recommendations established in the Northpoint Small Area Plan. This includes providing an environment for light industrial, office, and research uses, while reducing the impact on adjacent agricultural and residential properties and native habitat. The proposed regulation changes will create a new section 21A.28.030 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The subject area is located within Council District 1, represented by Victoria Petro. (Staff Contact: Krissy Gilmore at 801-535-7780 or Kristina.Gilmore@slcgov.com) **Case Number: PLNPCM2024-00333**

4. **Sports, Entertainment, Cultural, and Convention District Text Amendment** - Mayor Erin Mendenhall has initiated a zoning text amendment to modify provisions in the D4 Downtown Secondary Business District that would support the creation of a sports, entertainment, cultural, and convention district in and around the site of the Delta Center. The changes would impact all of the properties within the D4 zoning district and include removing the limitations on building height, expanding, and modifying the existing arena sign overlay to the blocks where the Salt Palace is located, and changing the following land uses from conditional to permitted: stadiums, heliports, and commercial parking structures. The subject area is located within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com) **Case Number: PLNPCM2024-00441**

5. **Mobile Business Text Amendment** - Mayor Erin Mendenhall has initiated a petition to amend regulations in Titles 5 and 21A regarding mobile businesses. The proposed updates are to address legislative changes in state law, which requires that the city allow mobile businesses in all zones that permit restaurants. Other changes include the creation of a pedestrian clearance zone for sidewalk vending carts, the removal of prohibited design criteria, and the reorganization of code chapters. The proposed regulation will affect sections 5.65, 5.69, 21A.33.020, 21A.36.160, 21A.36.161, 21A.42,

21A.44, and 21A.60.040 of the city code. (Staff Contact: Seth Rios at 801-535-7758 or seth.rios@slcgov.com) **Case Number: PLNPCM2023-00938**

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.