

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, October 9, 2024

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 p.m. Audio recordings of the Planning Commission meetings are retained for a period of time. These minutes are a summary of the meeting and not a verbatim transcript. A video recording of the meeting is available at www.youtube.com/slclivemeetings

Present for the Planning Commission meeting were: Chair Aimee Burrows, Vice Chair Landon Kraczek, Commissioners Anaya Gayle, Amy Barry, and Brian Scott.

Staff members present at the meeting were: Director Nick Norris, Planning Manager Kelsey Lindquist, Senior City Attorney Katherine Pasker, Urban Designer Amanda Roman, Associate Planner Noah Elmore, Principal Planner Olivia Cvetko, Principal Planner Seth Rios and Administrative Assistant Bonnie Whaley.

Chair Aimee Burrows shared the opening statement.

REPORT OF THE CHAIR AND VICE CHAIR

The Chair informed the commission, that the Salt Lake County Council passed a resolution with a commitment to preserve Abravanel Hall in its current form and location. The Chair also passed that Utah Hockey Club had its inaugural game and won.

REPORT OF THE DIRECTOR

Director Nick Norris had nothing to report.

OPEN FORUM

No one wished to speak

CONSENT AGENDA

1. **Conditional Use for TOSA Adult Daycare at Approximately 630 E 100 S**- Josh Hansen, representing the Other Side Academy, is requesting approval for a conditional use to remodel the 12th Ward Building to use it as an adult daycare at the above listed address. Currently, the building is vacant, and the property is zoned RMF-45 Moderate/High-Density Multi-Family. The subject property is within Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Seth Rios at 801-535-7758 or seth.rios@slc.gov) **Case Number: PLNPCM2024-00792**
2. **Conditional Use for KRCL Community Radio at Approximately 509 W 300 N** - KRCL Community Radio, is requesting a Conditional Use Permit to install a communication tower exceeding the maximum building height allowed in the TSA-UC-T district. KRCL is a legal nonconforming business that will be incorporated into a new mixed-use development at 509 W 300 N. The subject property is within Council District 3, represented by Chris Wharton (Staff Contact: Olivia Cvetko at 801-535-7285 or olivia.cvetko@slc.gov) **Case Number: PLNPCM2024-00631**

3. APPROVAL OF THE MEETING MINUTES

PUBLIC HEARING

The Chair opened the public hearing. Seeing that no one wished to speak the chair closed the public hearing.

MOTION

Commissioner Barry motioned to approve the consent agenda. Commissioner Scott seconded the motion.

Commissioner Barry, Scott, Kraczek, Gayle, and Burrows voted “yes”.

The Motion passed unanimously.

REGULAR AGENDA

1. **Text Amendment to Permit Outdoor Theaters in the CG General Commercial District** – At their Formal Meeting on May 7, 2024, the Salt Lake City Council initiated a petition to research and draft an ordinance to amend sections 21A.33.030 (Table of Permitted and Conditional Uses for Commercial Districts) and 21A.62.040 (Definitions of Terms) of the Salt Lake City Zoning Ordinance to permit live performance theaters, r or outdoor, within the CG General Commercial District. Currently, only indoor live performance theaters are permitted in the CG District. Other related provisions in Title 21A may also be modified as part of this proposal. (Staff Contact: Noah Elmore at 801-535-7971 or noah.elmore@slc.gov) **Case Number: PLNPCM2024-00595**

Commissioner Kraczek recused himself from this item stating that he has a vested interest in the text amendment.

Associate Planner Noah Elmore reviewed the petition as outlined in the staff report. He stated that staff recommends approval.

PUBLIC HEARING

The Chair opened the public hearing. Seeing that no one wished to speak the chair closed the public hearing.

EXECUTIVE SESSION

The commission and the staff discussed the concerns associated with the buffer zones and how they relate to the zoning districts and what is and is not allowed.

MOTION

Commissioner Barry stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation to adopt this text amendment to the City Council.” Commissioner Gayle seconded the motion.

Commissioner Barry, Scott, Gayle, and Burrows voted “yes”.

The motion passed.

Commissioner Kraczek rejoined the meeting.

2. **Granary District Area Plan** - The Planning Commission will consider making a recommendation to the City Council regarding the adoption of the Granary District Area Plan. This plan is intended to identify policies and recommends transportation solutions designed to improve connectivity, comfort, and safety for people walking, biking, rolling, and connecting to existing and future transit in the Granary District. The Plan identifies short and long-term projects for the area to provide the Transportation Division with guidance when seeking funding for transportation improvements in the area. If adopted, the plan will be considered an element of the city's general plan. (Staff Contact: Lara McLellan, Transportation Program and Policy Lead at 801-535-7175 or lara.mclellan@slc.gov)

Lara McLellan, Transportation Program and Policy Lead, reviewed the plan as outlined in the staff report. Staff recommends that the Planning Commission forward a positive recommendation to the City Council to adopt the Granary District Area Plan.

PUBLIC HEARING

The Chair opened the public hearing. Seeing that no one wished to speak the chair closed the public hearing.

EXECUTIVE SESSION

The commission and staff discussed the walking and biking conditions that exist in the area as well as the short and mid-term timeline that was presented.

MOTION

Commissioner Gayle stated, "Based on the information presented and discussion, I move that the Commission forward a positive recommendation to the City Council to adopt the Granary District Plan."

Commissioner Kraczek seconded the motion.

Commissioner Barry, Scott, Kraczek, Gayle, and Burrows voted "yes".

The motion passed unanimously.

BRIEFINGS

1. **Fairpark Zoning Amendments at Approximately 1500 W North Temple** - Larry H. Miller Development, represented by Snell & Wilmer, is seeking approval to amend Salt Lake City's zoning ordinance by creating a new zoning district known as the Jordan River Fairpark District (JRF District). This proposed district would rezone approximately 93 acres across 38 parcels, into a single zone to support the area's redevelopment. The JRF District would permit buildings up to 400 feet in height, with Design Review required for structures above 200 feet. The proposal includes no minimum lot size or width, no setbacks, and no open space requirements. Additionally, development within the JRF District would be exempt from adhering to the City's general plans. Development plans have not been submitted. Under a new state law, the City and the applicant have until December 31, 2024, to enter into an agreement providing the applicant with an expedited process for review and approval of land use applications and vesting the applicant in any approved land use for a qualified stadium and related uses. If an agreement is not reached by that date, none of the property in the district will be subject to the City's zoning, riparian, airport, or other land use regulations. The subject property is

located within Council District 2, represented by Alejandro Puy. (Staff Contact: Amanda Roman at 801-535-7660 or amanda.roman@slc.gov) **Case Number: PLNPCM2024-00982**

Urban Designer Amanda Roman reviewed the petition as outlined in the staff report.

Commissioner Kraczek clarified the state deadline that was set and how it effects the timeline and the planning.

Representing the applicant, Wade Budge of Larry H Miller Development provided a presentation. He thanked the staff for their time.

Commissioner Gayle requested clarification of the frontage of 50% glass façade on Redwood Road and North Temple. Clarification over public open space and private open space.

Commissioner Burrows clarified the definition of short-term rentals.

Director Norris clarified short-term rentals within zoning districts.

The commission and staff discussed the zoning amendment changes that have been requested and provided recommendations for the amendment, the development agreement and design review that will be presented at a later date to the Planning Commission.

The meeting adjourned at approximately 7:13 PM

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.