

## SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

August 8, 2018, at 5:30 p.m.

(The order of the items may change at the Commission's discretion)

**FIELD TRIP** - The field trip is scheduled to leave at 4:00 p.m.

**DINNER** - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 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**

**APPROVAL OF MINUTES FOR JULY 11, 2018**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

### **UNFINISHED BUSINESS**

1. **Ninth West Townhomes Planned Development & Preliminary Subdivision Plat at approximately 624 S. 900 W.** - Consider the clarifying information requested by the commission regarding the design of the northern and eastern elevations. A reminder that the public hearing was closed and no further public comment or participation is scheduled for this item. The public may listen to the discussion and decision. (Staff contact: Kelsey Lindquist at 801-535-7930 or [Kelsey.lindquist@slcgov.com](mailto:Kelsey.lindquist@slcgov.com)) **Case Number: PLNSUB2018-00059 & PLNSUB2018-00223**

### **PUBLIC HEARINGS**

1. **The Fairmont, Conditional Building and Site Design Review at 1034 E Elm Ave** - A request by Alex Lowe, representing the property owner Fairmont Apartments LLC, to build a 59 residential unit mixed use building. The property is located in the CSHBD-2 (Sugar House Business District-2) zone which requires buildings over 30 feet in height to go through the Conditional Building and Site Design Review (CBSDR) process. As the building is approximately 60 feet in height it is subject to the CBSDR process. The subject property is located in Council District 7, represented by Amy Fowler. (Staff contact: Daniel Echeverria at (801) 535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)) **Case Number: PLNPCM2018-00323**
2. **Conditional Use for the Samoan Independent 7th Day Adventist Church** - Aaron Arbuckle, of Architectural Nexus, representing the Samoan Independent 7th Day Adventist Church, is requesting Conditional Use approval for a new church building to be located at 1624 South 1000 West in the RMF-35 – Residential Multi-Family zoning district. The site currently contains an existing church building which will be demolished to accommodate the new building. The new 2-story church building will include a sanctuary space, a multi-function/gym space, conference room, office and support spaces and a residential unit for occasional occupancy by visiting clergy. The property is located within Council District 2, represented by Andrew Johnston. (Staff contact: David J. Gellner at (801)-535-6107 or [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)) **Case Number: PLNPCM2018-00372**

3. **The Birdie (218 S 200 E)** - A request by Jake Williams at C.W. Urban to build a 70-unit apartment building with a building height of 82-feet, which is below the 100-foot minimum building height for a corner building in the D-1 Central Business District and requires planned development review. The applicant seeks to achieve the objective of fulfilling the goals of the Downtown Community Plan. The subject property is located in D-1 (Central Business District) zoning district and is located in Council District 4, represented by Derek Kitchen. (Staff contact: Molly Robinson at (801) 535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com)). **Case Number: PLNSUB2018-00519**
4. **Staybridge Suites Hotel** - A request by Douglas Burgan for a Planned Development and Subdivision to define the cross access easements and modify the landscaping requirements for a four lot subdivision in order to develop a 143 Unit Hotel located at approximately 310 N Apollo Road. The applicant seeks to achieve the objective of creating a pleasing environment through use of design, landscape, or architectural features. The subject property is located in an M-1 (Light Manufacturing) zoning district and is located in Council District #1, represented by James Rogers. (Staff contact: Anna Anglin at (801) 535-6050 or [anna.anglin@slcgov.com](mailto:anna.anglin@slcgov.com)) **Case Number: PLNSUB2018-00264 and PLNSUB2018-00424**
5. **Hopkins Estate Planned Development & Preliminary Subdivision** – A request by Clayton Homes, Inc., representing the property owners, for Planned Development and Preliminary Subdivision approvals to develop five (5) new lots and a private driveway at 1950 & 1960 South 1700 East. The Applicant plans to sell each lot individually for the construction of single family homes. For this reason, submitted plans reflect proposed site and landscaping improvements and specify building envelopes for each home, but the design of the five (5) structures would ultimately be decided by the future buyers. Planned Development approval is required as four (4) of the proposed lots would not have frontage on a public street. The applicant seeks to achieve the objective of creating a pleasing environment through use of design, landscape, or architectural features. The applicant has also requested a reduction in the required front and rear yard setbacks for the parcel that abuts 1700 East (lot1). The subject property is zoned R-1/7,000 (Single Family Residential) and is located within Council District 7, represented by Amy Fowler. (Staff contact: Ashley Scarff (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)) **Case Number: PLNSUB2018-00033 & PLNSUB2018-00034**
6. **Urban Alfandre FB-UN2 Zoning District Building Height Amendment** - James Alfandre, representing the property owner, requests an amendment to the Zoning Ordinance to allow additional building height for a property in the FB-UN2 Zoning District (Form Based Urban Neighborhood) located at approximately 231 West 900 South. Specifically the request would include the subject property in the designated area for building height up to 5 stories with a maximum 65 feet. The property is currently subject to a height limit of 4 stories with maximum 50 feet. This proposed amendment would affect Section and Table 21A.27.050.C FB-UN2 Building Form Standards: Height, in the Salt Lake City Zoning Ordinance. (Staff Contact: Casey Stewart at (801)535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com); **Case number: PLNPCM2017-00590 (Legislative matter)**

## **OTHER BUSINESS**

### Chair and Vice Chair Elections

*The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at [www.slcgov.com/planning](http://www.slcgov.com/planning) for copies of the Planning Commission agendas, staff reports, and minutes. 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. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at [www.slctv.com](http://www.slctv.com). The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.*