

## SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

October 10, 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 SEPTEMBER 26, 2018**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

### **PUBLIC HEARINGS**

1. **The Exchange Planned Development and CBSDR at Approximately 320 E 400 South** - Downtown SLC Partners, the developer representing the property owner, Salt Lake City Corporation, has initiated petitions for a Planned Development and Conditional Building and Site Design (CBSD) for "The Exchange" a proposed mixed-use development at approximately 320 E 400 South. The proposal consists of two new buildings that will be completed in phases. The first phase is a 9-story structure with over 15,000 square feet of retail and 286 mixed-income units. The applicant is requesting 5 FT of additional building height through the Planned Development process and Conditional Building and Site Design Approval for modifications to the Design Standards in 21A.37 of the zoning ordinance. The project is located in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district in Council District 4, represented by Derek Kitchen. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Numbers PLNPCM2018-00470 & PLNSUB2018-00434**
2. **D-2 Design Standards Zoning Text Amendment** – Mayor Jackie Biskupski has initiated a petition to add design standards for new construction in the D-2 Downtown Support District. The proposed modifications include addressing setbacks, building design standards, affordable housing incentives, allowing projecting signs and other changes. The amendment would apply to all properties located in the D-2 zoning district. Other related provisions of Title 21A may be amended as part of this petition. (Staff Contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com) **Case Number: PLNPCM2018-00118**
3. **Jefferson Walkway Planned Development Major Modification** - A request by Brody Leven, at 830 South Jefferson Street, for a major modification to the Jefferson Walkway Planned Development. The proposed major modification includes the location of an accessory building and mechanical equipment in the front yard of the subject property. The proposed structure would be approximately eight feet by eleven feet and seven feet six inches in height. The proposed structure would encroach approximately five feet into the front yard setback. The proposal also includes the placement of mechanical equipment in the required front yard setback. The mechanical equipment would be approximately four feet in height and would not extend further into the front yard than the proposed accessory building. The property is located in an FB-UN1 Form Based Urban Neighborhood zoning district and in City Council District Four, represented by Derek Kitchen. (Staff Contact: Nick Norris at 801-535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)) **Case Number PLNSUB2015-00801**

## **WORK SESSION**

1. **Union Pacific Hotel Planned Development and Conditional Building and Site Design Review at approximately 2 S. 400 West**- A work session will be held with the Planning Commission to discuss a proposal from the Athens Group and HKS Architects, on behalf of the property owner Vestar Gateway, LLC, regarding the above-mentioned Planning petitions to accommodate the development of an 8-story, 225-room hotel on the west side of the existing Union Pacific Railroad Station. The hotel project is in conjunction with the adaptive reuse of the historic train station itself, which entails the preservation of the existing Grand Train Hall in the center of the station and the addition of other hotel amenities. All new construction in the Gateway-Mixed Use zoning district must be reviewed as a Planned Development and the Conditional Building and Site Design Review process allows for additional building height to be granted. The proposed development will also be reviewed by the Historic Landmark Commission for a major addition on a Local Landmark site. Because this is a work session and not a public hearing, a decision will not be made regarding these requests at this meeting. The subject property is located in Council District 4, represented by Derek Kitchen. (Staff Contact - Lauren Parisi at 801-535-7226 or [lauren.parisi@slcgov.com](mailto:lauren.parisi@slcgov.com)) **Case Numbers PLNPCM2018-00617 & PLNSUB2018-00618**

*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.*