

# SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

## AMENDED

In Room 326 of the City & County Building

November 14, 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 OCTOBER 24, 2018**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

### **PUBLIC HEARINGS**

- 1. Planned Development and Conditional Building and Site Design Review for the Union Pacific Hotel at 2 S. 400 West** - The Athens Group and HKS Architects, on behalf of Vestar Gateway, LLC, have requested 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. Additionally, the applicants have elected to go through the Conditional Building and Site Design Review process to accommodate approximately 99 feet of building height in lieu of 75 feet that is permitted outright. However, the building will be no taller than the existing train station. 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**
- 2. Single Room Occupancy (SRO) Text Amendments** - A request by Mayor Jackie Biskupski to amend sections of the zoning ordinance to better define the Single Room Occupancy (SRO) housing type and determine appropriate locations within the city for this use. The intent of the proposed amendments is to implement the recently-adopted Growing SLC: A Five-Year Housing Plan (2017-2021). The amendments will affect the following sections of the Zoning Ordinance: 21A.62.040 Definitions of Terms, 21A.33 Land Use Tables, 21A.36 General Provisions, and 21A.44.030 Number of Off-Street Parking Spaces Required. Related provisions of Title 21A (Zoning) may also be amended as part of this petition. (Staff Contact: Ashley Scarff (801) 535-7660 or [ashley.scarff@slcgov.com](mailto:ashley.scarff@slcgov.com)) **Case number PLNPCM2018-00066** (Legislative Matter)
- 3. Partial Street Vacation at 239 N East Capitol Street** - A request by Brian and Jennifer Reuben for a Partial Street Vacation of a portion of East Hillside Avenue adjacent to their property at 239 N East Capitol Street. The purpose of the vacation is to reconcile the location of two accessory buildings and a masonry wall in the public right-of-way. The subject property is located in RMF-35 (Moderate Density Multi-Family Residential District) zoning district and is located in Council District 3, represented by Chris Wharton. (Staff contact: Molly Robinson at (801) 535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com)) **Case number PLNPCM2018-00121**

4. **Guadalupe Row Houses** - A request by Jarod Hall, on behalf of the owner, Riley Rogers, to develop residential row houses on seven parcels at approximately 529 West 500 north via planned development and subdivision petitions. The proposed development will consist of two residential buildings with a total of 13 units. The zoning standards in that area specify that no more than 6 dwellings may be attached together. Consequently, the planned development petition is for one building containing 6 units and a second building with 7 units, as well as allowing for lots not fronting on a street, and reductions to front and side yard setbacks and lot dimensions. The subdivision is to reapportion the land to provide a lot for each unit. The subject parcels are located in the SR-3 (Special Development Pattern Residential) zoning district within City Council District 3, represented by Chris Wharton. (Staff contact: Chris Lee at 801-535-7706 or [chris.lee@slcgov.com](mailto:chris.lee@slcgov.com)). **Case numbers PLNSUB2018-00496 & PLNSUB2018-00668**
  
5. **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**

## **WORK SESSION**

1. **Early Notification Text Amendment** – A petition by the City Council to review regulations and processes related to early notification and public participation in planning processes. The Planning Commission reviewed this request in May 2017 and tabled this item for additional information. The purpose of the proposed changes is to clarify the language in the ordinance as well as increase awareness and participation by the public while affording a timely review process for applicants and projects. The proposed regulation changes will affect various sections of the City Code including Section 2.60, Recognized Community Organizations, Title 20, Subdivisions and Title 21A, Zoning Ordinance. Related provisions of the City Code may also be amended as part of this petition. (Staff contact: Tracy Tran at (801) 535-7645 [tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com)). **Case number: PLNPCM2016-00300**

*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.*