



Department of Community and Neighborhoods
Planning Division
Nick Norris
Planning Director

November 9, 2017

Mr. Ryan Ritchie
The Richie Group
1245 Brickyard Rd, Suite 70
Salt Lake City, UT 84106

Mr. Dave Abraham
Architectural Nexus
2505 Parleys Way
Salt Lake City, UT 84109

Via email: ryan@theritchiegroup.com, dabraham@archnexus.com

RE: Record of Decision for Petition PLNPCM2017-00419 regarding the Planned Development, PLNPCM2017-00448 regarding the Conditional Building and Site Design Review, and PLNSUB2017-00418 regarding the Conditional Use for Commercial Parking located at approximately 131 S 300 W. Record of Decision for Petition PLNPCM2017-00420 regarding the Zoning Amendment at approximately 230 W 200 S.

Dear Mr. Ritchie and Mr. Abraham:

On November 8, 2017, the Salt Lake City Planning Commission considered your requests for a planned development, conditional building and site design review, and a conditional use for commercial parking located at 131 South 300 West. The following conditions were applied to your request:

1. Final approval of 100 S supergraphics and additional site elements that reference the site's history and culture such as public art, lighting, and street furniture shall be delegated to Planning staff to ensure compliance with Planned Development and base zoning district regulations.
2. Final approval of the landscaping and public way improvements be delegated to the Planning Director.
3. The sign package be tabled for the time being and be considered at a later date by the Planning Commission.

4. Final approval of green roof spaces shall be delegated to Planning staff to ensure consistency with design review for height standards on the Block A Residential building.
5. Final approval of the Block A Residential building 100 S streetscape shall be delegated to Planning staff to ensure plans and tenant improvements are consistent with transparency standards.
6. Modifications of the northeast corner of the hotel to angle or step-back the building at or around the third story, creating a possible balcony overlook of the street below while relating the street enclosure to human scale at that point.
7. Final approval of the mid-block street design shall be delegated to Transportation and Planning staff to ensure development complies with city policies for the downtown mid-block pedestrian network.

The Planning Commission also considered your request for a Zoning Amendment at approximately 230 West 200 South. A decision was tabled to a later meeting. The exact date of which is to be determined.

The decision of the Planning Commission was based on information contained in the November 2, 2017 Planning Commission staff report, the plans and information presented by you, public testimony, and discussion of the Planning Commission. This information is located on the Planning Division's website:

<http://www.slcdocs.com/Planning/Planning%20Commission/2017/419.pdf>

The decision considers the general purpose of the zoning ordinance as well as the purpose of the zoning district where the proposal is located. The purpose of the zoning district is stated in 21A.30.045.A:

The purpose of the D-4 secondary central business district is to foster an environment consistent with the area's function as a housing, entertainment, cultural, convention, business, and retail section of the city that supports the central business district. Development is intended to support the regional venues in the district, such as the Salt Palace Convention Center, and to be less intense than in the central business district. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities, and land use control, particularly in relation to retail commercial uses.

The purpose of Planned Development is stated in 21A.55.010:

A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations,

while enabling the development to be compatible and congruous with adjacent and nearby land developments.

The purpose of Conditional Building and Site Design Review is stated in 21A.59.010:

The intent of building and site design review regulations is to provide for the flexible implementation of the specific design requirements set forth within individual zoning districts. The purpose statement of each zoning district provides the philosophical approach to defining that flexibility. This process is intended to supplement the review and administrative procedures which are carried out under this title or other city ordinances and regulations. The conditional building and site design review process is intended to help ensure that newly developed properties and redeveloped properties are designed to encourage pedestrian access, circulation and orientation while acknowledging the need for transit and automobile access.

The Planning Commission made several findings related to the proposal and standards of approval. These findings can be found in the staff report referenced above.

The decision of the Planning Commission is located on the Planning Division's website at: <http://www.slcdocs.com/Planning/Planning%20Commission/2017/118ROD.pdf>

Minutes from the meeting can be access here:

The Record of Decision is provided to you indicating the date action was taken to approve the request, the 10-day appeal period, and to what body an appeal can be made.

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision, if they so choose. The appeal would be heard by the Appeals Hearing Officer. Any appeal, including the filing fee, must be submitted by the close of business on November 20, 2017.

Approvals for the Planned Development and Conditional Use **expire twelve (12) months** from November 8, 2017. If a permit is not obtained in this time period, an extension can be requested ("revalidation"). Revalidation of the site plan may be granted for an additional twelve (12) months, if all factors of the original design review are the same. The extension shall be considered by the applicable approval authority (the Planning Commission) without additional public notice. The written notice requesting revalidation shall be received by the Planning Director prior to expiration of the original twelve (12) month period. Approvals for Conditional Building and Site Design Review expire two (2) years from November 8, 2017. If a permit is not obtained in this time period, the planning director may grant an extension of a design review approval for up to one additional year when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact. Extension requests must be submitted to the planning director in writing prior to the expiration of the design review approval.

If you have any questions, please contact Molly Robinson at 801-535-7261 or molly.robinson@slcgov.com. Or Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com

Sincerely,

A handwritten signature in black ink, appearing to read "Molly Robinson". The signature is fluid and cursive, with the first name "Molly" written in a larger, more prominent script than the last name "Robinson".

Molly Robinson, AICP
Urban Designer

cc: Doug Dansie, File