

## **SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**

**In Room 326 of the City & County Building**

**February 13, 2019, 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 JANUARY 23, 2019**

**REPORT OF THE CHAIR AND VICE CHAIR**

### **REPORT OF THE DIRECTOR**

**Planned Development Extension Request at approximately 563 E 600 S** – Kristen Clifford, the consultant who represents the property owner, Ernesto Gutierrez, is requesting the Planning Commission grant a one-year time extension on approval of a Planned Development for a Mixed-Use building at the above listed address. Planned Development approvals include creating a lot without frontage and setback modifications. The Commission granted approval for this project on March 28, 2018. The project is located in the R-MU-35 (residential/mixed use) zoning district within Council District 4 represented by Ana Valdemoros (Staff contact: Amy Thompson at (801) 535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)) **Case number PLNSUB2017-00297**

### **PUBLIC HEARINGS**

- Urban Alfandre FB-UN2 Building Height Amendment Expanded** - James Alfandre, representing the property owner, requests an amendment to the Zoning Ordinance to allow additional building height for multiple properties in the FB-UN2 Zoning District (Form Based Urban Neighborhood) located on the south side of 900 South between 200 West Street and Washington Street. The request would include the subject properties in the designated area for building height up to 5 stories/maximum 65 feet. The property is currently subject to a height limit of 4 stories/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. Other related sections of Title 21A Zoning may also be amended as part of this petition. The site is located in Council District 5 represented by Erin Mendenhall. (Staff Contact: Casey Stewart at (801)535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com)) **Case number: PLNPCM2017-00590 (Legislative matter)**
- Mixed Use Development at 611 S Main** - a request from 6th and Main, LLC, for a planned development to facilitate a mixed-use development on three parcels at approximately 611 S Main consisting of 175 high-end apartment units above 11,356 square feet of commercial space on the ground floor. Currently, there is an AT&T store, event center, and burger restaurant on the site. The planned development seeks to allow for the height of the building to be reduced from the required 100 feet on street corners in the district to approximately 85 feet. The subject parcels are located in the D-1 (Central Business District) zoning district and are within Council District #4, represented by Ana Valdemoros. (Staff contact: Chris Lee at 801.535.7706 or [chris.lee@slcgov.com](mailto:chris.lee@slcgov.com)). **Case number PLNSUB2018-00993**

3. **900 S Retail Addition Conditional Use & CBSDR** - Daniel Schmeling, the architect representing the property owner, Eaton & Larsen, LLC, is requesting a Conditional Use to construct an addition to a commercial building at approximately 1037/1043 E 900 South. The property is located in the RB (Residential Business) zoning district which requires a Conditional Use process for construction of an addition to an existing building for a nonresidential use that includes the demolition of a residential structure. For the purposes of the RB zoning district, a residential structure is a structure that has maintained the original residential exterior without significant structural modifications. The applicant is also requesting a modification to Design Standards located in 21A.37 of the zoning ordinance through the Conditional Building and Site Design Process. The site is located in Council District 5 represented by Erin Mendenhall. (Staff contact: Amy Thompson - (801) 535-7281 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)) **Case numbers PLNPCM2018-00990 and PLNPCM2018-00991**

*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.*