

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

April 24, 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 APRIL 10, 2019

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

- 1. ADU at approximately 2324 Green Street** - AJ Waller, the owner of the property at approximately 2324 S. Green Street, is requesting Conditional Use approval to construct an Accessory Dwelling Unit within the basement of a proposed addition. The property is located in the R-1/7000 (Single-Family Residential) zoning district, which requires Conditional Use approval for construction of an ADU. The subject is located within Council District 7, represented by Amy Fowler. (Staff contact: Kelsey Lindquist at (801) 535-7930 or kelsey.lindquist@slcgov.com) **Case number PLNPCM2019-00037**
- 2. Red Rock Brewery Brewhouse – Conditional Use & Conditional Building and Site Design Review** - MJSA Architects representing 200 West Holding, LC the property owner, are requesting Conditional Use approval for the new Red Rock Brewing Company Brewhouse to be located at 426 West 400 North in the TSA-UC-T – Transit Station Area Urban Center Transition zoning district. A brewery is a conditional use in the TSA-UC-T zone. The applicant is also seeking Conditional Building and Site Design Review (CBSDR) approval to modify some of the design standards of the building, specifically the length of blank walls, ground floor glass and street-facing entrance requirements and street-facing façade setback requirements. The subject property is located within Council District 3, represented by Chris Warton. (Staff contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case numbers PLNPCM2018-01008 & PLNPCM2019-00255**
- 3. An Amendment to the Marmalade Courtyards Planned Development at approximately 326 W Reed Ave** - The petitioner, Bob Lund with Neighborworks, is requesting an amendment to an existing Planned Development. The Planned Development was previously approved in January 2016 to develop a 24-unit single family attached townhome and a 6-unit condominium project. This original approval included the rehabilitation of 2 existing multi-family residential buildings fronting on 300 West. The amended Planned Development proposes to demolish the 2 existing buildings which are along 800 North and 300 West and to construct 2 new buildings on the same footprint as the existing buildings. The original Planned Development required a review by the Planning Commission due to

a reduced width private street, lots which do not front a public street, and a reduced front yard setback. The proposed amended Planned Development requests that the replacement structures be approved with a reduced front and corner side yard, a reduction in street facing façade fenestration along 300 West and 800 North, and no entryway along the 800 North street façade. The subject property is located within Council District 3, represented by Chris Warton. (Staff contact: Nannette Larsen at (801) 535-7645 or Nannette.larsen@slcgov.com) **Case number PLNSUB2015-00218**

WORK SESSION

1. **Urban Landscapes** – The Planning Commission will receive a briefing on Urban Landscapes and the significant role of landscape architecture in urban design. The briefing will provide a broad overview of landscape characteristics and types typically found in urban settings. (Staff contact: Laura Bandara at (801) 535-6188 or laura.bandara@slcgov.com)

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 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. 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.