

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

June 12, 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 MAY 22, 2019

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Subdivision/Planned Development Amendment at approximately 1570 S Main** – Moda on Main - Brock Loomis of J.F. Capital is requesting approval from the City to create an 11-unit residential subdivision for the previously approved Planned Development at 1570 S. Main. The configuration of two multi-family buildings with a combined total of 11 units has not changed, however each unit is now being proposed on its own sellable lot with shared common space. The project requires approval for the amended Planned Development and the subdivision. The following two petitions are associated with this request:
 - a. Preliminary Subdivision Plat – A request to subdivide and reconfigure three parcels into 11 new parcels with shared common yard and parking areas. **Case number PLNSUB2019-00133**
 - b. Planned Development Amendment – A request to amend the Planned Development approval to address the creation of 11 lots that do not independently have street frontage, yards setbacks, or the minimum lot size of 10,000 square feet in the CC Zone but are part of a larger common lot which meets the standards. **Case number PLNSUB2018-00057**

The subject property is located in Council District 5 represented by Erin Mendenhall. (Staff contact: Eric Daems at 801-535-7326 or eric.daems@slcgov.com).

2. **Planned Development and Conditional Building and Site Design Review at approximately 45 South 600 West** - A request by Auggie Wasmund, from C.W. Urban, for a Planned Development and Conditional Building and Site Design Review (CBSDR) to build a four story 48-unit residential building at approximately 45 S 600 West in the Gateway Mixed Use (G-MU) zoning district. Planned Development approval is required for all new construction in the G-MU zoning district. The applicant is also requesting a reduction of parking lot landscaping through the Planned Development process and the proposed exterior building materials require approval through the CBSDR process. The subject property is within Council District 4 represented by Ana Valdemoros (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case numbers PLNSUB2019-00128 and PLNPCM2019-00129**

3. **Fern Subdivision Alley Vacation at approximately 1019 East Logan Avenue** - Kathleen Bratcher, who lives at 1019 East Logan Avenue is proposing to vacate the alley that is to the west and north of her property. The western portion runs 126' north and south along her property line. The northern portion of the alley runs east and west 336' from the applicant's property to 1053 E. Logan Avenue and then follows 1053 E. Logan's eastern property line 126' north and south. The alley is recorded on the Fern Subdivision and is adjacent to property on the north that is not part of the subdivision. The subject property is located in the R-1-5000 zoning district and is located in council district 5, represented by Erin Mendenhall. (Staff Contact: Anna Anglin at 801-535-6050 or anna.anglin@slcgov.com) **Case Number PLNPCM2018-00468**
4. **Sugar Alley Conditional Building and Site Design Review at approximately 2188 S Highland Drive** - Ben Lowe, representing the property owner Sugarhouse Dixon, LLC, has requested Conditional Building and Site Design Review approval to build an eight- story mixed-use building at 2188 S Highland Drive. The development is proposed to be approximately 85' in height and include 186 apartments and 16,000 square feet of retail space. Buildings over 50' in height in the Sugar House Business District-1 zone are required to go through the Conditional Building and Site Design Review process, and as the building exceeds this height it is proceeding through this process. Through this process applicant is also seeking a modification to a 15' upper floor step-back requirement for the north-east portion of their building that faces Highland Drive. The property is in the Sugar House Business District-1 (CSHBD-1) zone and is in Council District 7, represented by Amy Fowler. (Staff contact: Daniel Echeverria, daniel.echeverria@slcgov.com or 801-535-7165) **Case number PLNPC2019-00264**
5. **Sugar House Business District Design Standards Text Amendment** - A request by the Mayor to amend the Sugar House Business District (CSHBD) zoning district regulations. The amendments would apply additional design standards to development in the zone. Design standards include regulations pertaining to such things as windows, entrances, and building materials. Currently, there are a limited number of design standards for small developments in Sugar House, whereas large developments have many more standards to comply with. The proposed additional design standards are meant to bridge this gap and help ensure that new small buildings support a high quality, pedestrian oriented environment in Sugar House. Other miscellaneous related changes and clarifications to the zoning code are also included in the amendments. The proposal affects both the CSHBD-1 and CSHBD-2 zoning districts. The zone is located within Council District 7, represented by Amy Fowler. (Staff Contact: Daniel Echeverria, daniel.echeverria@slcgov.com or 801-535-7165) **Case number PLNPCM2018-00210**

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.