

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

October 9, 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 SEPTEMBER 25, 2019

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

- 1. Edison House Conditional Use at 335 South 200 West** - A request by Bubba Holdings, LLC, applicant, to construct a 3-story structure at 335 South 200 West that would house a membership-based social club. The club would include amenities like a restaurant, event space, indoor gym, a stage for live performances, a sports bar and lounge, and rooftop pool with an outdoor bar. In the D-3 Downtown Warehouse/Residential District, a Conditional Use review is required if a structure is 3 or more stories in height and contains commercial uses but no residential uses. Indoor and Outdoor Bar Establishments are also subject to a Conditional Use review in this zone. The property is located in Council District 4, represented by Ana Valdemoros. (Staff contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com or Wayne Mills at (801) 535-7282 or wayne.mills@slcgov.com)
Case number PLNPCM2019-00671
- 2. Conditional Use for a Fuel Station at approximately 938 N 900 W** - Sharanjit Multani, representing the property owner DSM & SONS INC, is requesting approval from the City to develop a gas station on the property located at the above address. The gas station will include 4 two-sided fuel dispensers under a 108' by 24' canopy and an underground storage tank. The site currently has a convenience store that will be maintained. The subject property is located in the CB (Community Business) zoning district and is located in Council District 3, represented by Chris Wharton. (Staff contact: Mayara Lima at (801)-535-7118 or mayara.lima@slcgov.com) **PLNPCM2019-00613**
- 3. Denver Street Planned Development at approximately 537 S Denver, 532 S., and 538 S. 500 E.** - Tyson Williamson, project representative, is requesting approval from the City for an 11-unit townhome development. This project requires Planned Development and Preliminary Subdivision Plat approval. The subject properties are located in the RMF-45 (Moderate/High Density Multi-Family Residential) zoning district. The subject properties are located in Council District 4, represented by Ana Valdemoros. (Staff Contact: Kelsey Lindquist at (801) 535-7930 or kelsey.lindquist@slcgov.com)

- a. **Planned Development** – In order to build the project noted above, a Planned Development is required to allow two zoning modification that include: front yard encroachment of second story balconies, creation of 8 lots without street frontage and the creation of double frontage lot. Case number: **PLNSUB2019-00716**

- b. **Preliminary Subdivision Plat** – A request to create 11 lots with associated cross access agreements. **PLNSUB2019-00717**

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.slctv.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.