

Salt Lake City Planning Commission Record of Decision
November 13, 2019 5:30 p.m.
City & County Building 451 South State Street, Room 326

1. **Union Pacific Hotel Planned Development Time Extension Request** - Rob McIver, representing the property owner, is requesting a one-year time extension for the Union Pacific Hotel Planned Development, located at 2 S. 400 West. The applicant has indicated that additional time is needed to finalize design work and building permit plans. The Planned Development was approved by the Planning Commission on November 14, 2018 for an 8-story, 225-room hotel to be located on the west side of the existing Union Pacific Railroad Station. All new construction in the Gateway-Mixed Use zoning district must be reviewed as a planned development. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact - Lauren Parisi at 801-535-7226 or lauren.parisi@slcgov.com) **Case number PLNSUB2018-00618**

Decision: 1-year extension approved

2. **ADU at approximately 225 E Williams Avenue** - Andrea Palmer is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached accessory structure located in the rear yard of the home which is located at 225 E Williams Avenue. The proposed ADU is approximately 432 square feet in size, approximately 10 feet in height, and located in the rear yard of the subject property. Salt Lake City Zoning Ordinance section 21A.33.020: Table of Permitted and Conditional Uses for Residential Districts requires ADUs be reviewed as a conditional use within single-family residential zoning districts. The subject property is zoned R-1-5,000: Single-Family Residential and is located within Council District 5, represented by Erin Mendenhall. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2019-00649.**

Decision: Approved with conditions

3. **Zoning Map Amendment at approximately 480 E 6th Avenue** – Thomas Smith of Smith Hyatt Architects, representing the property owner, is requesting a Zoning Map Amendment from Special Development Pattern Residential District (SR-1A) to Small Neighborhood Business (SNB) for the property located at the above listed address. The site is located on the southwest corner of 6th Avenue and G Street. The property has two structures that are attached to each other. The structure that faces 6th Avenue has historically been used as a commercial structure and is non-conforming with the existing zoning. The applicant anticipates converting the historically residential structure that faces G Street to a commercial use. The property is located within Council District 3, represented by Chris Wharton. (Staff contact: Sara Javoronok at (801) 535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2018-00813.**

Decision: A positive recommendation was forwarded to the City Council

4. **RECM Investments Zoning Map Amendment at approximately 347, 353, and 359 North 700 West** - A request by RECM Investments, LLC to amend the zoning map for the subject properties from SR-1 (Special Development Pattern Residential) to RMF-35 (Residential Multi-family). The purpose of the amendment is to allow additional housing types and more residential dwelling units on the properties than in allowed under the current SR-1 zone. The property is located within Council

District 2, represented by Andrew Johnston. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com) **Case number PLNPCM2019-00638**

Decision: A positive recommendation was forwarded to the City Council

5. **Kensington Tower Design Review at approximately 69 East 200 South, 75 East 200 South, and 160 S. State St.** - Emir Tursic of HKS Architecture, on behalf of 200 South LLC, is requesting approval for height and setback adjustments through the Design Review Process. The building is proposed on the northwest corner of State Street and 200 South. The subject parcels are within the D-1 (Central Business District) zone which allows for adjustments to the 100' (minimum) and 375' (maximum) height limits and the front and corner 5' maximum setbacks via the design review process. The petitioner is seeking to increase the height of a section of the building fronting on State Street to a height of 448 feet. Another portion of the structure located behind the State Street and 200 South facades will be 83 feet in height. The petitioner is seeking approval for being less than the minimum height at that location. The setback adjustment is sought for the ground floor in limited areas on the south and east facades for parking access as well as outdoor dining space along 200 South. The subject parcels are located within Council District 4, represented by Ana Valdemoros. (Staff contact: Christopher Lee at (801) 535-7706 or christopher.lee@slcgov.com) **Case number PLNPCM2019-00786**

Decision: Approved

Any final decision made by the Planning Commission can be appealed by filing an "appeal of decision" application within 10 days of the decision. Contact the Planning Division for more information about filing an appeal.

Dated at Salt Lake City, Utah this 14th day of November, 2019.
Marlene Rankins, Administrative Secretary