

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
SECOND AMENDMENT
In Room 326 of the City & County Building
November 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 OCTOBER 23, 2019
REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

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**

PUBLIC HEARINGS

1. **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.**
2. **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.**

3. **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 is 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.**

4. **Zoning Map and Master Plan Amendment for 159 S. Lincoln, 949 E., 955 E., 959 E., 963 E. 200 S.** - Graham Gilbert, on behalf of the property owners, is requesting to amend the Central Community Future Land Use Map and the Zoning Map. The request includes an amendment to the Central Community Future Land Use Map from Low Density Residential (1-15 dwelling units per acre) to Medium Density Residential (16-25 dwelling units per acre) and the Zoning Map from SR-1 (Special Development Pattern Residential) to RMF-35 (Moderate Density Multi-Family Residential). The master plan and zoning map amendments are requested to allow more residential housing units than what is currently allowed. The subject property is located within District 4, represented by Ana Valdemoros. (Staff contact: Kelsey Lindquist at (801) 535-7930 or kelsey.lindquist@slcgov.com) **Case numbers PLNPCM2019-00683 and PLNPCM2019-00684.**

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.**

POSTPONED

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.