

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA  
AMENDED**

**This meeting will be an electronic meeting pursuant to Salt Lake City Emergency  
Proclamation No. 2 of 2020 (2)(b)**

**July 8, 2020, at 5:30 p.m.**

**(The order of the items may change at the Commission's discretion)**

This Meeting will **not** have an anchor location at the City and County Building. Commission Members will connect remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Planning Commission meetings, they are available on the following platforms:

- YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- SLCTv Channel 17 Live: [www.slctv.com/livestream/SLCtv-Live/2](http://www.slctv.com/livestream/SLCtv-Live/2)

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; [planning.comments@slcgov.com](mailto:planning.comments@slcgov.com) or connect with us on Webex at:

- <http://tiny.cc/slc-pc-07082020>

Instructions for using Webex will be provided on our website at [SLC.GOV/Planning](http://SLC.GOV/Planning)

**PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM**  
**APPROVAL OF MINUTES FOR JUNE 24, 2020**  
**REPORT OF THE CHAIR AND VICE CHAIR**  
**REPORT OF THE DIRECTOR**

**UNFINISHED BUSINESS**

**Telegraph Exchange Lofts Rezoning, Master Plan Amendment & Planned Development at approximately 833 & 847 South 800 East** - Micah Peter of Clearwater Homes, the property owner, is requesting a Master Plan Amendment, Zoning Map Amendment, and Planned Development approval to construct a twenty-three (23) unit residential development called the Telegraph Exchange Lofts at 833 & 847 South 800 East. The proposal involves two (2) properties, one of which would be rezoned. A total of six (6) residential lofts would be developed within the existing Telegraph Exchange Building and an additional seventeen (17) new 3-story townhouse units would be added to the site. A total of 47 parking spaces will be provided. The proposed project is subject to the following petitions:

- a. **Master Plan Amendment** - The petitioner is requesting to amend the future land use map in the Central Community Master Plan from low-density residential to medium/high density residential for the parcel at 833 South 800n East. **Case number PLNPCM2019-01110**
- b. **Zoning Map Amendment** - The petitioner is requesting to amend the zoning map designation of the property at 833 South 800 East from R-2 Single and Two-Family Residential to the RMF-45 – Moderate/High Density Residential District. **Case number PLNPCM2019-01111**
- c. **Planned Development** – Planned Development approval is needed to address various yard setbacks to property lines for the proposed multi-family development. **Case number PLNSUB2019-01112**

The project site is located within Council District 5, represented by Darin Mano (Staff contact: David Gellner at (801) 535-6107 or david.gellner@slcgov.com)

## **PUBLIC HEARINGS**

1. **RYE Bar Conditional Use at approximately 239 South 500 East** - Lance Saunders, representing the property owner, is requesting a Conditional Use approval to allow a bar establishment at the above-listed address. The applicant is proposing to change the license of the existing restaurant at this location to bar establishment in order to expand its bar program. The property is zoned R-MU Residential/Mixed-Use and is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case number PLNPCM2020-00321**
2. **Azure Place Planned Development & Preliminary Subdivision at approximately 637 North 300 West, 641 North 300 West & 642 N Pugsley Street** – Paul Garbett of Garbett Homes, the property owner, is requesting approval for a new residential development at 637 N 300 West, 641 N 300 West and 642 N Pugsley Street. The request is to consolidate the three parcels and subdivide the property to create 29 residential three-story townhomes. The proposed project is subject to the following applications:

**POSTPONED**

- a. **Planned Development** – Requested to address the lack of street frontage and any modifications to the MIU (Mixed Use) zoning regulations. Case number **PLNSUB2020-00074**
- b. **Preliminary Subdivision** – A preliminary plat is necessary to consolidate the existing three parcels and create individual new lots. Case number **PLNSUB2020-00073**

The project site is located within Council District 3, represented by Chris Wharton (Staff contact: Katia Pace at (801) 535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com))

## **WORK SESSION**

1. **Twenty Ones Design Review at approximately 2105 East 2100 South** - Salt Lake City has received a request from Tom Henriod, with Rockworth Companies, for Design Review and Special Exception approval to construct a mixed-use development at approximately 2105 East and 2100 South. The proposed project consists of two buildings, a north and a south building. The proposed north building is a 3-story residential structure totaling 77- units. The south building is a 2-story mixed-use commercial and residential structure with 31 residential units. The ground floor contains approximately 21,000 SF of commercial space. This project is required to go through Design Review due to building size limits in the CB: Community Business zoning district. Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first-floor footprint are allowed only through the design review process. Special Exception approval is required due to the requested additional height of 3 feet on the north building. The project site is located in the CB (Community Business) zoning district and is located within Council District 6, represented by Dan Dugan (Staff Contact: Krissy Gilmore at (801) 535-7780 or Kristina.gilmore@slcgov.com) **PLNPCM2019-01170 & PLNPCM2020-00200**

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). 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.*