

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
January 22, 2020, 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 JANUARY 8, 2020

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **East Liberty Commons Planned Development** – Merry Warner, architect representing the property owner, is requesting planned development approval to develop six (6) new lots with frontage on a 20-foot wide private street located at approximately 1002 and 1008 South 1100 East. The applicant plans to sell each lot individually for the construction of single-family residences with the design of each building to be decided by future buyers. The proposed development is subject to the following applications:
 - a. **Planned Development:** A planned development approval is required for the Preliminary Subdivision to create lots that do not front a public street. **Case number PLNSUB2019-00904**
 - b. **Preliminary Subdivision:** A preliminary subdivision approval is required to consolidate the existing lots and create six (6) new lots. The applicant is seeking to demolish the existing multi-unit housing and construct six (6) new single-family residences. The properties are zoned R-1/5,000 (Single-Family Residential). **Case number PLNSUB2019-00987**

The properties are located in Council District 5, currently vacant. (Staff Contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com)

2. **255 South State Street Design Review** – A request by Michael Militello, representing KTG Architecture + Planning, for Design Review for additional height at approximately 255 S State Street. The proposed mixed-use project consists of two buildings, a north tower and a south tower, with a midblock pedestrian walkway that runs through the center of the towers providing pedestrian connections from State Street to Floral Street as well as to the Cramer House, a Salt Lake City Local Historic Landmark Site that will be restored and incorporated into the overall project. The proposed height of the north tower is 160 feet. Buildings located between corner properties can have a permitted height of 100 feet in the D-1 zone. Buildings taller than 100 feet may be authorized through the Design Review process. The property is zoned D-1 (Downtown Central Business District) and is located in Council District 4, represented by Ana Valdemoros. (Staff contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case number PLNPCM2019-00926**

3. **Rosewood Park Street Closure and Alley Vacation** – A request by Olga Crump of the Real Estate Services Department of Salt Lake City for alley vacations and street closures within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay's Improved Subdivision, recorded in 1887, but were never constructed. (staff contact: Chris Earl at 801-535-7932 or christopher.earl@slcgov.com)
 - a. **Street Closure** A street closure is required in order to remove the existing platted streets within Rosewood Park to prepare for lot consolidation. **Case number PLNPCM2019-01036**
 - b. **Alley Vacation** An alley vacation is required in order to remove the existing platted alleys within Rosewood Park to prepare for lot consolidation. **Case number PLNPCM2019-01037**

The property is located in OS Open Space and is located in Council District 1, represented by James Rogers. (Staff contact: Chris Earl at 801-535-7932 or christopher.earl@slcgov.com)

4. **Axioms Townhomes** - Jarod Hall, representing the property owners, is requesting approval for a new townhome development at approximately 905, 911, and 915 W Euclid Avenue. The development includes ten townhomes in two separate buildings. The townhomes are approximately 35' in height and are two stories tall with a roof top deck. The development includes ten parking spaces that are accessed from the adjacent alley. The development involves three different applications:
 - a. **Design Review:** The development requires Design Review approval as the development did not receive enough points through the Transit Station Area development review process for administrative (staff level) approval. Design standards related to building materials and entries are being requested to be modified through this process. **Case number PLNPCM2019-00953**
 - b. **Planned Development:** The development requires Planned Development approval as eight of the individual townhome lots will not have public street frontage. **Case number PLNSUB2019-00954**
 - c. **Preliminary Subdivision:** The development also involves a preliminary plat to create the individual new townhome lots. **Case number PLNSUB2019-00995**

The properties are zoned Transit Station Area - Urban Neighborhood - Transition (TSA-UN-T) and are currently occupied by two single-family homes. The properties are located in Council District 2, represented by Andrew Johnston. (Staff contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com)

5. **City Property Disposition at approximately 1085 E Simpson Ave** - The City Administration is proposing to sell City properties located at approximately 1085 E Simpson Ave, 1095 E Simpson Ave, and 1104 E Sugarmont Drive. The properties total approximately 0.73 acres. The properties are proposed to be sold to the Redevelopment Agency (RDA) and are intended to be assembled with the adjacent RDA owned property and used for a future development. There are no specific development plans at this time. The City intends to sell the land to the RDA for a value exchange, utilizing the RDA's contribution to the City's homeless services programs in the RDA's fiscal year 2018-19 as consideration. The value of the property has been determined through an appraisal. Before selling significant properties, City Code 2.58 requires that a public hearing be held before the Planning Commission to receive formal public input regarding the proposed sale. No other action is required by the

Planning Commission. The Planning Commission is not a decision maker on the sale of the property. The City Council may request an additional public hearing be held before them following this hearing. Following these hearing(s), the Mayor may finalize the transaction. The property is currently occupied by a former City fire station building and a maintenance facility building used by the City's Public Services department. The property is zoned Public Lands (PL) and is located in Council District 7, represented by Amy Fowler. (Staff contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com) **Case number PLNPCM2019-01107**

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.