

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

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

April 22, 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
- SLCTv Channel 17 Live: 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 or connect with us on Webex at:

- <https://saltlakecity.webex.com/saltlakecity/onstage/g.php?MTID=ebc1baf189c853a159da1724ad6324b9>

Instructions for using Webex will be provided on our website at SLC.GOV/Planning. It is suggested to log in 10 minutes prior to the start of the meeting.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM **APPROVAL OF MINUTES FOR APRIL 8, 2020** **REPORT OF THE CHAIR AND VICE CHAIR**

REPORT OF THE DIRECTOR

1. **Red Rock Brewery Brewhouse Conditional Use Extension Request at approximately 426 West 400 North** - MJSA Architects representing 200 West Holding, LC the property owner, is requesting that the Planning Commission grant a one-year time extension on the conditional use approval for a brewery at the above listed address. The Commission granted Conditional Use and Conditional Building and Site Design (CBSDR) approval for this project on April 24, 2019. The project is located in the TSA-UC-T (Transit Station Area Urban Center Transition) zoning district within Council District 3, represented by Chris Warton. (Staff contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2018-01008**

PUBLIC HEARINGS

2. **ADU Conditional Use at approximately 629 E Roosevelt Ave** - Alexis Suggs, Brach Design Architecture and property owner representative, is requesting Conditional Use approval for a 650 square foot accessory dwelling unit (ADU) to be located in the rear of the property located at 629 E Roosevelt Avenue. The property is zoned R-1/5,000 (Single Family Residential), where ADUs must be processed as a conditional use. The property is located within District 5, represented by Darin Mano. (Staff contact: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2020-00097**

3. **ADU Conditional Use at approximately 1807 South 1900 East** - A request by Susan Klinker, property owner, for Conditional Use approval for a detached 2-story accessory dwelling unit (ADU) on a corner lot property located at approximately 1807 South 1900 East. The detached ADU would have a building footprint of approximately 391 square feet and a total square footage of approximately 648 square feet. The property is zoned R-1/7,000 Single-Family Residential and is located within Council District 6, represented by Dan Dugan. (Staff contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com) **Case number PLNPCM2019-01065**
4. **Planned Development for Sydney and Slate at approximately 906 South 200 West** - A request by the Alfandre Family Foundation, Inc. and Urban 9th, LLC, represented by James Alfandre of Urban Alfandre for Planned Development approval for two buildings with approximately 275 residential units, 8,900 square feet of commercial space, a height of 65', and a total of 156 parking spaces at the above listed addresses. The subject properties are located in the FB-UN2 zoning district. The applicant is requesting Planned Development approval for relief from several zoning standards. The modifications requested relate to façade length, ground floor uses, habitable space, ground floor transparency, and building entrances. The subject property is within Council District 5, represented by Darin Mano. The (Staff contact: Sara Javoronok at (801) 535-7624 or sara.javoronok@slcgov.com) **Case number PLNSUB2018-00869**
5. **Gale Street Apartments/Mixed Use Design Review and Planned Development at approximately 550 South 300 West** – Miles Waltman of The Lowe Property Group, representing Bridge Bloq NAC, LLC, requests approval of a mixed use project consisting of five buildings spanning more than half of the block bounded by 500-600 South and 300-400 West to include 581 residential units and 27,300 square feet of commercial space. Design modifications requested pertain to: additional building height up to 85 feet for three buildings and 68 feet for one building; building setbacks of zero feet in the CG (General Commercial) zoning district and building setbacks exceeding the maximum 10 feet for two buildings in the D-2 (Downtown Support) zoning district; building lengths exceeding 200 feet for two buildings; reduction of ground floor glass for two buildings; building entrances spaced more than 50 feet apart, for two buildings; blank section of wall longer than 15 feet, and; creation of a lot that does not front a public street. The subject properties are located in both the D-2 (Downtown Support) and CG (General Commercial) zoning districts and are within Council District 4, represented by Ana Valdemoros. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com) **Case numbers PLNPCM2019-00902 and PLNSUB2019-01196**

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at 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.