

## 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)

May 13, 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-05132020>

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 APRIL 22, 2020**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

### **PUBLIC HEARINGS**

1. **Conditional Use ADU at approximately 1020 S Lincoln Street** - Andrea Palmer, property owner representative, is requesting Conditional Use approval for a detached 425 square foot accessory dwelling unit (ADU) on a property located at approximately 1020 S Lincoln Street. The property is zoned R-1/5,000 Single Family Residential and is located within Council District 5, represented by Darin Mano. (Staff Contact: Linda Mitchell at (801) 535-7751 or [linda.mitchell@slcgov.com](mailto:linda.mitchell@slcgov.com)) **Case number PLNPCM2019-01079**
2. **Conditional Use ADU at approximately 1371 South 500 East** - Alexis Suggs, property owner representative, is requesting Conditional Use approval for a detached 650 square foot accessory dwelling unit (ADU) on a property located at approximately 1371 South 500 East. The property is zoned R-1/5,000 Single Family Residential and is located within Council District 5, represented by Darin Mano. (Staff Contact: Linda Mitchell at (801) 535-7751 or [linda.mitchell@slcgov.com](mailto:linda.mitchell@slcgov.com)) **Case number PLNPCM2019-01147**
3. **Conditional Use ADU at approximately 613 S Emery Street** - Andrea Palmer, representing the property owner, is requesting Conditional Use approval for a detached Accessory Dwelling Unit (ADU) at approximately 613 S Emery Street. The applicant is proposing a one-bedroom structure with a building footprint of approximately 432 square feet. The structure will be approximately 11 feet 8 inches in height and located in the rear of the lot. The property is zoned R-1/5000 Single-Family Residential and is located within Council District 2, represented by Andrew Johnston. (Staff Contact: Mayara Lima at (801) 535-7118 or [mayara.lima@slcgov.com](mailto:mayara.lima@slcgov.com)) **Case number PLNPCM2020-00107**

4. **Zephyr Lofts Design Review at approximately 360 West 200 South** - Micah Peters, property owner, is requesting Design Review approval for a 138-unit apartment building on a 0.73-acre lot located at approximately 360 W 200 S in the D-4 – Downtown Secondary Central Business District. The building is proposed to be eighty-five feet tall. Buildings in excess of seventy-five feet tall in the D-4 district are allowed through the Design Review process with Planning Commission approval. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2020-00067**
5. **Crossing at 9th Design Review at approximately 880, 876, & 866 West 200 South and 181, 175, 151, 153, & 141 South 900 West** – Gary Knapp, with JZW Architects, representing the property owner, is requesting approval of modifications to the design standards to construct a new mixed-use development at 880, 876, & 866 West 200 South and 181, 175, 151, 153, & 141 South 900 West. The standards proposed to be modified include the maximum length of a street-facing facade (360' where 200' would be required) and the maximum spacing between operable building entrances (50' where 40' would be required). The project site is located in the TSA-UN-T (Transit Station Area Urban Neighborhood- Transitional) zoning district and is located within Council District 2, represented by Andrew Johnston (Staff Contact: Eric Daems at (801) 535-7236 or eric.daems@slcgov.com) **Case number PLNPCM2020-00015**
6. **Granary on 9th Planned Development at approximately 110 West 900 South** – Alec Harwin of Sojourn Development SLC. LLC, is requesting Planned Development approval petition for a proposed mixed-use development at approximately 110 West 900 South. The proposal includes two separate principal buildings with a total of 19 residential units and two commercial units. The buildings will be approximately 40 feet tall. The reason for planned development review is for vehicles backing into the adjacent alley and for vehicle parking occupying more than 25 percent of the front facade length. The site is located within Council District 4, represented by Ana Valdemoros (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com) **Case number PLNSUB2019-01033**
7. **Azure Place Planned Development and Preliminary Subdivision at approximately 637 North 300 West, 641 North 300 West and 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:
  - a. **Planned Development** – The Planned Development approval is needed to address the lack of street frontage and any modifications to the MU (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 site is located within Council District 3, represented by Chris Wharton. (Staff Contact: Katia Pace at (801) 535 6354 or katia.pace@slcgov.com)

8. **Master Plan and Zoning Map Amendment at approximately 2903 South Highland Drive** - Pierre Langue with Axis Architects, representing the property owner Highland Row LLC, is requesting to amend the Sugarhouse Master Plan and the zoning map for a property located at approximately 2903 South Highland Drive. The proposal would rezone the eastern portion of the property (approximately

the eastern 55') from R-1-7000 (Single-Family Residential) to CB (Community Business) and amend the Sugar House Future Land Use Map from Low Density Residential to Mixed Use – Low Intensity. The proposed master plan amendment to Mixed Use – Low Intensity and rezone to CB is intended to accommodate a future development on the entire property located at 2903 South Highland Drive. The site is located within Council District 7, represented by Amy Fowler. (Staff Contact: Nannette Larsen at (801) 535-7645 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com)) **Case numbers PLNPCM2020-00054 and PLNPCM2020-00053**

*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.*