

## SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

This meeting will be an electronic meeting pursuant to the  
Salt Lake City Emergency Proclamation

December 2, 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-12022020>

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**

#### **REPORT OF THE CHAIR AND VICE CHAIR**

#### **REPORT OF THE DIRECTOR**

### **PUBLIC HEARINGS**

1. **Izzy South Design Review/Special Exception at approximately 534 East 2100 South** - A request by Ryan McMullen for Design Review and Special Exception approval to develop a 71-unit mixed use building located at approximately 534 East 2100 South in the Community Business CB zoning district. The applicant is requesting Design Review approval because the project is over 15,000 square feet in size and Special Exception approval to allow 3' of additional building height. The project is located within Council District 7, represented by Amy Fowler (Staff contact: Caitlyn Miller at (385) 315- 8115 or [caitlyn.miller@slcgov.com](mailto:caitlyn.miller@slcgov.com)) **Case numbers PLNPCM2020-00222 & PLNPCM2020-00655** (Tabled from 9/23 Planning Commission meeting)
2. **Kozo House Design Review at approximately 157, 175 North 600 West, and 613, 621, 625, 633 West 200 North** - A request by David Clayton for Design Review approval to develop a 319-unit mixed use building on six parcels located at 157 North 600 West, 175 North 600 West, 613 West 200 North, 621 West 200 North, 625 West 200 North, and 633 West 200 North. These properties are located in the TSAUC-T Zoning District. The applicant is requesting Design Review approval to allow the proposed building to exceed the maximum street facing façade length and to modify the spacing of building entrances. The project is located within Council District 3, represented by Chris Wharton (Staff contact: Caitlyn Miller at (385) 315- 8115 or [caitlyn.miller@slcgov.com](mailto:caitlyn.miller@slcgov.com)) **Case number PLNPCM2020-00258** (Tabled from 10/14 Planning Commission meeting)

3. **Learned Ave Alley Vacation at approximately 1025 West North Temple** - A request from Jarod Hall of Di'velept Design, representing the owner of surrounding properties, Riley Rogers, to vacate the public alley adjacent to the rear property line of 1025 West North Temple that runs mid-block from east to west. The subject alley is surrounded by the TSA-SP-T (Special Purpose Transit Station, Transition Area) zoning district and is located within Council District #2, represented by Andrew Johnston (Staff contact: Aaron Barlow at (385) 386-2764 or aaron.barlow@slcgov.com) **Case number PLNPCM2020-00572**
  
4. **Greenprint Gateway Apartments Planned Development and Design Review at approximately 592 West 200 South** - Mark Eddy of OZ7 Opportunity Fund, has requested Planned Development and Design Review approval for the Greenprint Gateway Apartments to be located on three (3) contiguous parcels located at 592 W 200 S, 568 W 200 S and 161 S 600 W respectively. The proposal is for a 150-unit apartment building on a 0.59 acre (26,000 square feet) consolidated parcel. The proposed building will be six stories in height and will be approximately 70-feet tall to the top of the building's parapet. The apartments will be a mix of micro and studio apartments. The properties are located in the G-MU Gateway-Mixed Use zoning district. The G-MU zoning district requires Planned Development approval for all new principal buildings and uses. In addition, Design Review approval has been requested to address some design aspects of the building including material choices and maximum length of a section of blank wall space on the west façade of the building. The proposal 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 PLNPCM2020-00493 & PLNPCM2020-00749**
  
5. **Rezone at approximately 860 & 868 East 3rd Avenue** - Remarc Investments, representing the property owner, is requesting a Zoning Map Amendment from CN (Neighborhood Commercial) and SR-1A (Special Development Pattern Residential) to R-MU-35 (Residential/Mixed Use) at the above-listed addresses. The applicant would like to rezone the properties to allow a multi-family development on the lots, however the request is not tied to a development proposal. The properties are located within the Avenues Local Historic District and any future demolition or new construction must be approved by the Historic Landmark Commission. Although the applicant has requested that the property be rezoned to R-MU-35, consideration may be given to another zoning district with similar characteristics. The property is located within Council District 3, represented by Chris Wharton. (Staff contact: Mayara Lima at (385) 377-7570 or mayara.lima@slcgov.com) **Case number PLNPCM2020-00703**

*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.*