

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

**This meeting will be an electronic meeting pursuant to the
Salt Lake City Emergency Proclamation
December 9, 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:

- <http://tiny.cc/slc-pc-12092020>

Instructions for using Webex will be provided on our website at SLC.GOV/Planning

OPMA TRAINING – A representative from the City Attorney's office will conduct a training on the Open and Public Meeting Act.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM
APPROVAL OF MINUTES FOR NOVEMBER 18, 2020 & DECEMBER 2, 2020
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Bishop Place (formerly The Quince) Planned Development & Subdivision at approximately 432 North 300 West** - Paul Garbett, representing Garbett Homes, has submitted applications for Planned Development and Preliminary Subdivision for a single-family attached residential development of 24 dwelling units, in a configuration of six separate buildings, located at approximately 432 N. 300 West (Bishop Place – a private street). Currently, the properties associated with the proposed development are occupied by abandoned structures that have been approved for demolition. The subject property is zoned SR-3 (Special Development Pattern Residential District) and is located within Council District 3 represented by Chris Wharton (Staff contact: Lex Traughber at (385) 226-9056 or lex.traughber@slcgov.com)
 - a. **Planned Development** – This project request requires Planned Development approval for new residential construction without public street frontage and the averaging of overall lot sizes to meet the minimum lot size required by zone **Case number PLNSUB2019-01159**

- b. **Subdivision** – The applicant is requesting approval for preliminary subdivision to create 24 lots for residential development **Case number PLNSUB2019-01160**

2. **Alta Depot Planned Development & Design Review at approximately 565 West 100**

South - Studio PBA, representing the property owner, WP West Acquisitions, LLC, is requesting Planned Development and Design Review approval for a 288-unit multi-family residential complex consisting of four stories of residential construction wrapped around a five-story parking structure located at approximately 565 W. 100 South. Planned Development approval is required for all new construction in the G-MU zoning district. The applicant is also requesting a modification to exterior building materials through the Design Review process. The subject property is zoned G-MU (Gateway Mixed Use District) and is located within Council District 4 represented by Ana Valdemoros (Staff contact: Lex Traughber at (385) 226-9056 or lex.traughber@slcgov.com)

- a. **Planned Development** – Planned Development approval is required for all new construction in the G-MU zoning district **Case number PLNPCM2020-00221**

- b. **Design Review** – The applicant is also requesting a modification to exterior building materials through the Design Review process **Case number PLNPCM2020-00220**

3. **Chrome Works at approximately 269 W Brooklyn Avenue** - SMH Builders, representing the property owner, is requesting approval to build a 234-unit multi-family building at the above-listed address. Currently the land is used for outdoor storage and it is zoned CG (General Commercial). The subject property is located within Council District 5, represented by Darin Mano (Staff contact: Mayara Lima at (385) 377-7570 or mayara.lima@slcgov.com)

- a. **Design Review** - Request to increase the allowable building height from 60 feet to 79.5 feet **Case number PLNPCM2020-00610**

- b. **Planned Development** - Request to allow canopy and balcony encroachments into the required front yard **Case number PLNPCM2020-00843**

4. **Design Review Modifications at approximately 255 South State Street** - 255 S State Street is a mixed-use project that 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. 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 proposal received Design Review approval from the Planning Commission for an additional 60 feet of building height on January 22, 2020. The proposed height of the north tower is 160 feet. Since that time, the applicant has been working through the process to receive their building permits and some changes have been made to the building in terms of materials and the design of the south building facade. In accordance with section 21A.59.080, these types of modifications to the approved Design Review plans require approval from the Planning Commission. The property is zoned D-1 (Downtown Central Business District) and is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Amy Thompson at (801) 535-7281 or amy.thompson@slcgov.com) **Case number PLNPCM2019-00926**

5. **Book Cliffs Lodge Condition(s) Modification to Design Review Approval at approximately 1149 S. West Temple** - The Book Cliffs Lodge is a proposed 54-unit mixed income apartment building approximately 45-feet in height located in the CC – Corridor Commercial Zoning District at 1149 S. West Temple. Buildings in the CC district are limited to 30-feet in height, but an additional 15-feet of height could be approved through the Conditional Building and Site Design Review (CBSDR) process. The proposal received CBSDR approval from the Salt Lake City Planning Commission on December 6, 2017 with conditions. Since that time, the applicant has been working through the process to receive their building permits and modifications have been made to the building in terms of materials and design of the west building facade. The proposed changes include changes to the design of each façade of the building, different building materials than what were approved by the Planning Commission, and other minor changes to design elements. The Design Review process limits the ability of the Planning Director to approve modifications and the proposed changes are outside of the authority granted in Chapter 21A.59 of the zoning ordinance. The original approval included a condition that the west façade be updated to be more similar to the east façade of the building. This review will also consider if the proposed changes satisfy that condition of approval. The subject property is located within Council District 5, represented by Darin Mano (Staff contact: David J. Gellner at (385) 226-3860 or david.gellner@slcgov.com) **Case number PLNPCM2017-00708**

6. **Nunez ADU at approximately 2721 East 2100 South** - Andrea Palmer, representing the property owner and Modal Living, is requesting conditional use approval for a 14.5-foot tall, 352-square-foot accessory dwelling unit (ADU) that will be situated in the rear, northeast corner of the property located at 2721 East 2100 South. The property is zoned FR-3/12,000, Foothills Residential District, where ADUs must be processed as a conditional use, and is located within Council District #6, represented by Dan Dugan (Staff contact: Aaron Barlow (385) 386-2764 or aaron.barlow@slcgov.com) **Case number PLNPCM2019-01053**

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.