

**SALT LAKE CITY PLANNING COMMISSION MEETING AMENDED AGENDA**  
**This meeting will be an electronic meeting held without an anchor location**  
**July 14, 2021 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 based on the following determination by the Planning Commission Chair:

*I, \_\_\_\_\_, Planning Commission Chair, hereby determine that with the ongoing COVID-19 pandemic conditions existing in Salt Lake City including, but not limited to, this week's spike in Utah Covid-19 hospitalizations and the presence of the more aggressive and contagious delta variant, that meeting at an anchor location presents a substantial risk to the health or safety of those who would be present.*

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:

- <https://bit.ly/slc-pc-07142021>

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 JUNE 23, 2021**  
**REPORT OF THE CHAIR AND VICE CHAIR**  
**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **Planned Development, Design Review, & Preliminary Subdivision at approximately 811 West 100 South** - Jarod Hall, representing the property owners, is requesting approval for a new townhome development at approximately 811 W 100 S. The proposal is for two buildings, each with five single-family attached townhomes for a total of 10 dwellings. 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 (TSA) development review process for administrative (staff level) approval. Case number **PLNPCM2021-00424**
  - b. **Planned Development:** The Planned Development is needed to address creating lots without street frontage regulations. Case number **PLNPCM2021-00425**
  - c. **Preliminary Subdivision:** The development also involves a preliminary plat to create the individual new townhome lots. Case number **PLNSUB2021-00426**

The subject property is located within Council District 2, represented by Dennis Faris. (Staff contact: Krissy Gilmore at (801) 535- 7780 or kristina.gilmore@slcgov.com)

2. **Design Review - 500 Parkview Mixed-Use Development** – Design Review - Jacob Shirley, Think Architecture, representing the property owner, Alexey Kotov, has submitted an application for Design Review for a mixed-use development (residential & commercial) to be located at 1320 & 1328 S. 500 East. The applicant is requesting that the Planning Commission consider modification to the "Front Yard Setback" requirements through the Design Review process as required by City Code Section 21A.26.020(F)(1). The required Front Yard Setback in the CN Neighborhood Commercial Zone is 15'. The applicant is requesting a reduction of 11' for a 4' setback along 500 East to match the setback of adjacent structures to the north. The subject property is located within Council District 5 represented by Darin Mano. (Staff contact: Lex Traughber at (385) 226-9056 or lex.traughber@slcgov.com) **Case number PLNPCM2021-00068**
  
3. **Zoning Map Amendment at approximately 1945 South 1300 East** - Salt Lake City received a request from Max Chang, representing American Estate Management Corp., the property owner, to amend the zoning map for a property located at approximately 1945 South 1300 East. The proposal would rezone the entire property from RMF-35 (Moderate Density Multi-Family Residential) to RMF-45 (Moderate/High Density Multi-Family Residential). The proposed amendment to the Zoning Map is intended to accommodate a new multi-family residential development to potentially provide a total of 46 residential units. The project is located within the RMF-35 (Moderate Density Multi-Family Residential) zoning district and within Council District 7, represented by Amy Fowler. (Staff contact: Nannette Larsen at (385) 386-2761 or Nannette.larsen@slcgov.com) **Case Number: PLNPCM2020-01022**
  
4. **Design Review for the 150 S Main Street Apartments** - Dwell Design Studio on behalf of Hines Acquisitions, LLC has requested Design Review approval for the 150 S Main Street Apartments to be located at approximately 144 South Main Street on the site of the currently vacant Utah Theatre, one adjacent parcel at 156 S. Main and a portion of the parcel at 136 S Main Street. The properties at 144 and 156 S Main are owned by the Redevelopment Agency of Salt Lake City while the parcel at 136 S Main is owned by Hines, the developer. All properties are located in the D-1 – Central Business District. The proposed project is for a 400-unit mixed-use residential apartment building that will include a mid-block walkway/plaza and a park amenity on the top of the parking structure in the rear. A total of 8,400 square feet of retail space will be included at the ground floor, fronting on Main Street. The proposed 31-story building will be approximately 368-feet tall with an additional 24-feet included for rooftop mechanical equipment and elevator overruns. The total height of the building will be approximately 392 feet. Mid-block buildings in excess of 100-feet tall in the D-1 zoning district may be approved through the Design Review process with Planning Commission approval. In addition, the Design Review process is also being requested to allow the residential lobby entrance to be set back 10-feet from Main Street, in excess of the requirement of a maximum of 5-feet. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: David J. Gellner at (385) 226-3860 or david.gellner@slcgov.com) **Case number PLNPCM2021-00024**

*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.*