

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AMENDED AGENDA  
October 13, 2021 at 5:30 p.m.  
(The order of the items may change at the Commission's discretion)**

**ATTENTION:** This meeting will **not** have an anchor location at the City & County Building based on the following determination by the Planning Commission Chair:

*I, Amy Barry, Chair of the Planning Commission, hereby determine that with the ongoing COVID-19 pandemic conditions existing in Salt Lake City including, but not limited to, the elevated number of cases, that meeting at an anchor location presents a substantial risk to the health and 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-10132021>

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 SEPTEMBER 22, 2021**  
**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

1. **Union Pacific Hotel Time Extension Request** - Shannon Heringer, project representative, is requesting a one-year time extension for the Union Pacific Hotel Planned Development and Conditional Building and Site Design Review, located at 2 S. 400 West. The applicant has indicated that additional time is needed to finalize the building permit submittal. The Planned Development and Conditional Building and Site Design Review was approved by the Planning Commission on November 14, 2018 for an 8-story, 225-room hotel to be located on the west side of the existing Union Pacific Railroad Station. All new construction in the Gateway Mixed Use zoning district must be reviewed as a planned development. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Kelsey Lindquist at (385) 226-7227 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com)) **PLNSUB2018-00618 & PLNSUB2018-00317** – *approximate 5:40 pm (5 min.)*

**PUBLIC HEARINGS**

2. **Sugar Town/Snelgrove Ice Cream Factory Design Review at approximately 850 & 870 East 2100 South** – Mark Isaac, representing Sugarhouse Village, LLC, and General Business Machines, LLC, has submitted an application for Design Review for a new mixed-use project (residential and commercial) on the two parcels located at approximately 850 & 870 East 2100 South. The size of the project requires Design Review approval under the CSHBD2 Zone. The subject property is located

within Council District, 7 represented by Amy Fowler (Staff contact: Lex Traughber at (385) 226-9056 or lex.traughber@slcgov.com) **Case number PLNPCM2021-00025** – *approximate 5:45 pm (45 min.)*

3. **Planned Development at approximately 144 South 500 East** - 144 South Apartments LLC is requesting Planned Development approval to construct a new mixed use, six story, 110-unit apartment building located at approximately 144 S 500 E. Of the 110-units proposed at least 20% will be affordable units, set aside for renters at 50% of the area median income. The property is in the R-MU zoning district. Through the Planned Development process, the applicant is requesting the following modifications: 1) the outdoor rooftop garden areas be included in the open space area requirements, 2) the project be allowed to exceed maximum parking allowance, 3) parking lot perimeter landscaping be removed as a requirement, and 4) allowance to exceed rear yard coverage requirements to maintain a carport along the west boundary of the property. The subject property is located within Council District 4, represented by Analia Valdemoros. (Staff contact: Brooke Olson at (385) 707-6770 or brooke.olson@slcgov.com) **Case number PLNPCM2021-00698** – *approximate 6:30 pm (20 min.)*
4. **Neighborhood Industry Parking Structure at approximately 439 West 600 South** - Salt Lake City received a request from Jesse Dean with Q Factor, representing the property owner, for a Planned Development and Design Review approval to build a parking structure located at approximately 439 West 600 South. The parking structure would accommodate commercial space and 976 stalls to serve adjacent existing and future uses. The applicant is requesting Planned Development for a reduction in the minimum lot width requirement along 700 S, and a reduction in the front and rear yard setback. A Design Review is also requested to increase the allowable building height from 60 feet to 90 feet. The site is located within Council District 4, represented by Ana Valdemoros (Staff contact: Nannette Larsen at (385) 386-2761 or nannette.larsen@slcgov.com) **Case number PLNPCM2020-00167 & PLNCPM2020-00168** – *approximate 6:50 pm (20 min.)*
5. **Gabbott's Row Planned Development at approximately 1448 & 1470 S Main Street** - Corey Middleton, representing the property owners William Whipple and George Venizelos, is requesting Planned Development approval of a new townhome style development at approximately 1448 and 1470 S Main Street. The proposal is for two 3-story buildings containing 40 residential dwelling units. The property is in the Corridor Commercial (CC) zoning district. The Planned Development process is required as the applicant is requesting to modify the front and corner side yard setback requirements of the zone, as well as a vehicle gate setback. The applicant is also requesting an additional 5' of building height allowed by the Planned Development process, in order to accommodate rooftop decks on the Main Street facing units. The property is located within Council District 5, represented by Darin Mano (Staff Contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com) **Case number PLNPCM2021-00524** – *approximate 7:10 pm (20 min.)*
6. **The Huxley Planned Development & Design Review at approximately 74, 64, & 52 South 600 West & 618 West 100 South** - Ryan Mackowiak with Aeurbia, project representative, is requesting Planned Development and Design Review approval for a new multi-family development located at 74, 64, and 52 S. 600 W and 618 W. 100 S. The proposal is for a 212-unit apartment building on a 1.10-acre site. The Design Review is requested for additional height of approximately 10' and a modification to the percentage of durable materials. The subject properties are located

within the G-MU (Gateway Mixed-Use) zoning district, which required Planned Development approval for all new principal buildings. The properties are located within Council District 4, represented by Ana Valdemoros (Staff contact: Kelsey Lindquist at (385) 226-7227 or [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com))  
**Case numbers PLNPCM2021-00071 & PLNPCM2021-00651 – approximate 7:30 pm (20 min.)**

7. **Bumper House Design Review & Planned Development at approximately 1050 S Washington Street** – George Hauser with SMH Builders, representing the property owner, is requesting Design Review and Planned Development approval to build a 287-unit multifamily residential building on the properties located at approximately 1050 S Washington Street. Specifically, the applicant is requesting an increase in the allowable building height from 60 feet to 79 feet through the Design Review and balcony encroachments into the required front and rear yard through the Planned Development. The site is located within Council District 5, represented by Darin Mano (Staff contact: Nannette Larsen at (385) 386-2761 or [nannette.larsen@slcgov.com](mailto:nannette.larsen@slcgov.com)) **Case number PLNPCM2021-00168 & PLNPCM2021-00169 – approximate 7:50 pm (20 min.)**
8. **The June Design Review at approximately 636 South 300 West** - Jason Malaska of C.W. Urban is seeking Design Review approval to redevelop the property at approximately 624 and 636 South 300 West with a 102-unit, 7 story apartment building with a building height of 85 feet. The applicant is requesting Design Review approval by the Planning Commission to allow for building height greater than 65 feet. The property is in the D-2 zoning district. The subject property is within Council District 4 represented by Analia Valdemoros. (Staff contact: Sara Javoronok at (385) 226-4448 or [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com)) **Case number PLNPCM2021-00503 – approximate 8:10 pm (20 min.)**
9. **Bar Establishment Conditional Use at approximately 1508 South 1500 East** - Scott Evans, the tenant of the subject property, is requesting Conditional Use approval for a bar establishment located at 1508 S 1500 East in the CN (Neighborhood Commercial) zoning district. The applicant intends to use the property for a wine bar and workspace. The property is located within Council District 6, represented by Dan Dugan. (Staff contact: Amy Thompson at (385) 226-9001 or [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com)) **Case Number: PLNPCM2021-00682 – approximate 8:30 pm (20 min.)**
10. **Modification to the Kensington Tower Design Review at approximately 89 East 200 South** – A request by Emir Tursic for approval of modifications to an earlier Design Review approval to develop a 40 story, 488-foot-tall mixed-use structure which includes 376 residential units and 1,600 square feet of retail space. The applicant received Design Review approval from the Planning Commission on November 13, 2019. Since that time, the applicants have modified their design to include changes to approved exterior building materials and corner and front yard setbacks. In accordance with section 21A.59.080, these types of modifications to the approved Design Review plans require approval from the Planning Commission. The project is location within Council District 4, represented by Ana Valdemoros (Staff contact: John Anderson at (385) 226-6479 or [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)) **Case number PLNPCM2019-00786 – approximate 8:50 pm (20 min.)**

*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.*