

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

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

January 13, 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. 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-01132021>

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

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM

APPROVAL OF MINUTES FOR DECEMBER 9, 2020

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Maven Lofts Design Review & Planned Development at approximately 156 East 900 South** - Joe Jacoby, representing Jacoby Architects, has submitted applications to the city for Design Review and a Planned Development to construct an addition that would create 57 new residential units located at approximately 156 E 900 South. The proposal is for a 4-story building that will be located roughly on the same footprint as the existing building. The applicant is requesting Design Review approval to allow for an additional 15 FT of building height, for a total building height of approximately 45 FT. Through the Planned Development process, the applicant is requesting to decrease the front, rear, and corner side yard setbacks for the second, third, and fourth stories of the building. The exterior wall of the proposed upper stories is slightly stepped back from the exterior wall of the existing building, which is located right at the property line. The CC zoning district requires a front and corner side yard setback of 15' and a rear yard setback of 10'. In order to utilize the ground floor of the existing building, the applicant is also requesting to allow the rooftop garden areas to count toward landscaping requirements. The property is located within the CC (Commercial Corridor) zoning district in council district 5, represented by Darin Mano (Staff contact: Amy Thompson at (385) 226-9001 or amy.thompson@slcgov.com) **Case numbers PLNPCM2020-00721 & PLNPCM2020-00722**
2. **Windsor Court Planned Development at approximately 1966 S Windsor Street** - Mike Spainhower, representing the property owner, is requesting approval for a 17-unit multi-family dwelling at 1966 S. Windsor Street. The project would be built on an existing vacant lot. The total site is 0.7 acres. The Planned Development is needed to address a modification to the front yard setback and landscape buffers. The subject property is located in the RMF-35 zoning district and within

Council District 7, represented by Amy Fowler (Staff contact: Katia Pace at (385) 226-8499 or katia.pace@slcgov.com) **Case number PLNPCM2020-00727**

3. **Village at North Station Building D Design Review at approximately 1925 W North Temple** – Michael Batt, representing the property owner, is seeking Design Review approval to modify a front setback requirement for a proposed building located at approximately 1925 W North Temple. The applicant is requesting to modify the maximum 5' front yard setback requirement due to the location of a high voltage power line along Orange Street. They are requesting increased front yard setback so that the front of the building is a required minimum safe distance from the power line. Modifications to the front yard setback can be approved through the Design Review process. The subject property is located within the TSA-MUEC-T (Transit Station Area District - Mixed Use Employment Center Station – Transition) zoning district. The property is in Council District 1, represented by James Rogers (Staff contact: Daniel Echeverria at (385) 226-3835 or daniel.echeverria@slcgov.com) **Case Number PLNPCM2020-00730**
4. **9th Mixed-Use Multifamily Design Review** – Eric Moran, on behalf of the property owner and management company, RD Management, along with architects Peter Jacobsen and Jeff Byers of The Richardson Design Group, are seeking Design Review approval to redevelop the property located at the southwest corner of the intersection of 400 South and 900 East with residential and commercial space. The proposal includes 264 residential units and approximately 16,000 square feet of commercial space. The applicant is requesting Design Review by the Planning Commission to allow for a façade length greater than 200 feet in the TSA-UN-C zoning district and for modifications to the design standards in 21A.37. The property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Sara Javoronok at (385) 226-4448 or sara.javoronok@slcgov.com) **Case number PLNPCM2020-00641**
5. **AT&T Wireless Communication Facility Conditional Use at approximately 1550 South 5600 West** – A request by Brian Sieck of Smartlink for a new AT&T wireless communications facility with an 80' monopole and unmanned communication site located at approximately 1550 South 5600 West. The proposed site would be located in the northwest corner of the parcel. The subject property is located within the M-1 (Light Manufacturing) zoning district and is located within Council District 2, represented by Andrew Johnston (Staff Contact: Sara Javoronok at (385) 226-4448 or sara.javoronok@slcgov.com) **Case number PLNPCM2020-00819**
6. **Master Plan Amendment & Rezone at approximately 810 East 800 South** – Salt Lake City has received a request from Stanford Bell of Altus Development Group representing the property owner of 810 East 800 South, to amend the Central Community Master Plan and the zoning map. The proposal would rezone the property located at approximately 810 East 800 South from R-2 (Single and Two-Family Residential) to CB (Community Business) and the Central Community Master Plan Future Land Use map designation from Low Density Residential to Community Commercial. The applicant anticipates developing the site with a two-story building with commercial on the first floor and residential units on the second floor. The subject property is zoned R-2 (Single and Two-Family Residential) and is located within Council District 5 represented by Darin Mano (Staff contact: Sara Javoronok at (385) 226-4448 or sara.javoronok@slcgov.com) **Case numbers PLNPCM2020-00740 & PLNPCM2020-00741**
7. **Master Plan Amendment and Rezone at approximately 554 & 560 South 300 East** - Salt Lake City has received a request from Mariel Wirthlin, with The Associated Group and representing the property owner of 554 and 560 South 300 East, to amend the Central Community Master Plan and the zoning map. The proposal would rezone the properties located at approximately 554 and 560 South 300 East from RO (Residential Office) to RMU (Residential/Mixed Use) and amend the Central

Community Future Land Use Map from Residential/Office Mixed Use to High Mixed Use. The proposed Master Plan amendment to High Mixed Use and rezone to RMU is intended to allow retail service uses on the property, in addition to office use. The subject property is zoned RO (Residential Office) and is located within Council District 4, represented by Ana Valdemoros (Staff contact: Nannette Larsen at (385) 386-2761 or nannette.larsen@slcgov.com) **Case numbers PLNPCM2020-00604 & PLNPCM2020-00712**

8. **Fence Height Zoning Ordinance Amendment** – A request by the City Council to amend the zoning ordinance regulations to remove the special exception process that allows for over-height fences (Chapter 21A.52.030) and to define instances where a taller fence may be appropriate and approved by right. The proposed amendments would limit fence, wall, and hedge height to four feet (4') in front yards and six feet (6') in the side or rear yards, except for in a few specific instances. Those instances include when a residential district abuts a nonresidential district, in extraction industries and manufacturing districts, public facilities and recreation facilities where a greater height is necessary to protect public safety, private game courts, and construction fencing. Additionally, the Planning Commission and the Historic Landmark Commission would have the authority to grant additional fence, wall, or hedge height as part of a land use application. The amendments proposed to Chapter 21A.40 will affect all zoning districts throughout Salt Lake City. The changes would apply Citywide. (Staff contact: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2020-00511**

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.