

**Salt Lake City Planning Commission
Summary of Actions**

August 24, 2022 5:30 p.m.

**This meeting was held virtually and in person at
City & County Building 451 South State Street, Room 326**

1. July 27, 2022 Meeting Minutes

Action: Approved

- 2. Petition Initiation: Drive Throughs in the CSHBD Zoning District** - The Planning Commission will discuss initiating a petition to amend the zoning ordinance related to drive thru restaurants in the Sugar House Business District. The commission may discuss the impact the land use has on the purpose statement of the zoning district and the Sugar House Community Plan and whether the land use is appropriate in the zoning district. The Commission may vote to initiate a zoning amendment to address issues discussed. (Staff contact: Nick Norris, Planning Director nick.norris@slcgov.com or 801-535-6173)

ACTION: Initiated

- 3. Planned Development at approximately 1146 S Redwood Rd** - Tyler McArthur, the property owner, with Manifest Development is requesting Planned Development approval for Dawson Place, a multi-family townhome style development, located at the above-stated address. The proposed design consists of a total of 10 buildings with 58 new townhome units. The subject property is approximately 1.85 acres in size and located in the CC (Commercial Corridor) zoning district. Planned Development approval is required for this project due to proposed principal buildings without street frontage and additional building height. The CC district allows a maximum height of 30 feet. The applicant is proposing approximately 1 foot of extra height. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff contact: Liz Hart at 801-535-6681 or elizabeth.hart@slcgov.com) **Case number PLNPCM2022-00366**

ACTION: Approved

- 4. Lotus Alchemy Design Review and Planned Development at approximately 18, 28, & 54 W 700 South** - Grant Wise, representing the property owner Lotus Greenline LLC, has submitted Design Review and Planned Development applications to develop the above-stated property. The project site is in the D-2 (Downtown Support) zoning district. The building will have two structured parking levels with 250 parking stalls and 214 residential units in the 5 levels above. The proposed project also incorporates a public mid-block pedestrian walkway that runs north-south along the eastern property line.
- a. Design Review: The proposed building is approximately 76 feet in height. Buildings over 65 feet in height must go through the Design Review process. The applicant is also requesting to modify the maximum length of a street-facing facade. **Case number PLNPCM2022-00442**
 - b. Planned Development: Planned Development approval is required to exceed the maximum parking allowed in the D-2 zoning district. **Case number PLNPCM2022-00489**

The project is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Krissy Gilmore at 801-535-7780 or Kristina.gilmore@slcgov.com)

ACTION: Approved with conditions

5. **Design Review at approximately 370 S West Temple** - Brian Miller, of Solomon Cordwell Buenz Architects, representing the property owners, is requesting Design Review approval for a hotel at the above-stated address. The proposal is for a 10-story, 209-room hotel with restaurant and amenity space. The property is in the D-1 (Central Business District) zoning district. The project requires Design Review approval as it is proposed as approximately 129 feet tall. Mid-block buildings over 100' tall, are permitted only with Design Review approval by the Planning Commission. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case number PLNPCM2022-00422**

ACTION: Approved

6. **Zoning Map Amendment at approximately 856 W. 1300 South** - Jordan Atkin, with the property owner TAG SLC, is requesting a Zoning Map Amendment to rezone the property located at the above address from the existing R-1-5,000 (Single-family Residential District) to FB-UN-1 (Form Based Urban Neighborhood District). The applicant intends to construct a townhome development (Single-family Attached Residential) of 6 dwellings if the map amendment is approved. The subject property is located within City Council District 2, represented by Alejandro Puy. (Staff Contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case number PLNPCM2022-00009**

ACTION: A positive recommendation was forwarded to City Council

7. **Downtown Building Heights & Street Activation Text Amendment** - The Mayor, at the request of the City Council, initiated an amendment to the allowed building heights, required design features, and public space activation within the Downtown Master Plan area. This proposal includes amendments to the following zoning districts: D-1, D-2, D-3, D-4, CG, FBUN1, and FBUN2. Additionally, the proposed code revisions aim to accommodate growth and respond to new development pressures, while developing standards for public spaces. Changes seek to have a positive impact on human-scale orientation, pedestrian accessibility, and community character. (Staff contact: Kelsey Lindquist at kelsey.lindquist@slcgov.com) **Case number PLNPCM2022-00529**

ACTION: A positive recommendation was forwarded to City Council

Disclaimer: A written record of decision for any item where the Commission made a final decision will be created by the staff planner. If you are interested in receiving a copy of the record of decision for any agenda item, please contact the planner listed for that agenda item.

Any final decision made by the Planning Commission can be appealed by filing an "appeal of decision" application within 10 days of the decision. Contact the Planning Division for more information about filing an appeal.

Dated at Salt Lake City, Utah this 25th day of August 2022.
Aubrey Clark, Administrative Assistant