

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AMENDED AGENDA
June 28, 2023, at 5:30 pm
City & County Building
451 South State Street, Room 315
Salt Lake City, Utah 84111**

(The order of the items may change at the Commission's discretion)

This meeting will be held in person at the City & County Building. If you are interested in watching the Planning Commission meeting it will be available on the following platforms:

- YouTube: www.youtube.com/slclivemeetings
- SLCTV Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are unable to attend in person but would like to submit comments regarding an item on the agenda, please email your comments to the staff contact listed for each item or provide general comments to planning.comments@slcgov.com.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 pm in room 326 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 315
REPORT OF THE CHAIR AND VICE-CHAIR
REPORT OF THE DIRECTOR
APPROVAL OF THE MEETING MINUTES

OPEN FORUM - The Commissioners may discuss planning, zoning, and general land use items that are not listed on the agenda. This discussion will be limited to no more than 10 minutes. There is no public discussion associated with this item.

REGULAR AGENDA

1. ~~**Conditional Use for the Weigand Center at approximately 235 S Rio Grande**~~ — Continuation of the Tabled item originally heard on May 24, 2023. Knit Studios, representing The Weigand Center, is requesting Conditional Use approval for a service mission at the above-listed address. The size of the building is 10,633 square feet to approximately 16,212 square feet. The service area is not proposed to change. The subject property is zoned D-3 (Downtown Warehouse/Residential) and is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Seth Rios at 801-535-7758 or seth.rios@slcgov.com) **Case Number: PLNPCM2023-00050**
2. **The Silos Design Review and Planned Development at approximately 568 S 400 West** - Keith Smith of Lowe Property Group has applied to the city for approval of 2 buildings within a mixed-use development. The proposed development consists of a multi-family building containing studio, 1-, and 2-bedroom units and a mixed-use building containing ground floor commercial units with studio and 2-bedroom apartments on the upper floors. The site includes 7 existing parcels that will be consolidated into 4 parcels for a total of 5.5 acres. The subject property is located within the General Commercial (CG) district.

- A. Design Review:** The maximum building height in the CG General Commercial zone is 60 feet by-right and up to 90 feet with Design Review approval. The applicant is requesting approval for approximately 83 and 85 feet of building height for each building. **Case Number: PLNPCM2023-00018**
- B. Planned Development:** Through the planned development, the applicant is requesting approval for a lot and building without street frontage, a reduced corner side yard setback, a street facing facade without a building entrance, and building projections that encroach into a required front yard. **Case Number: PLNPCM2023-00019**

The property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Katilynn Harris at 801-535-6179 or katilynn.harris@slcgov.com)

- 3. **Bumper House Apartments Design Review & Planned Development at approximately 1050 S Washington Street** - George Hauser of SMH Builders, representing the property owner, has requested a Design Review and Planned Development approval to develop a 287-unit apartment building in the CG (General Commercial) zoning district.
 - A. Design Review:** Buildings in the CG zone which are over 60' tall, and up to 90' tall, are permitted only with Design Review approval by the Planning Commission. The project requires Design Review approval as it is proposed to be 73'10" tall. **Case Number: PLNPCM2022-01165**
 - B. Planned Development:** Three modifications are requested through the planned development: encroachment of balconies into front and rear yard areas, reduction in required setback for front and rear building facades, and modification to minimum dimensions for some parking stalls and maneuvering areas in parking garage. **Case Number: PLNPCM2022-01166**

The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Michael McNamee at 801-535-7226 or michael.mcnamee@slcgov.com)

- 4. **Alley Vacation at approximately 827 E. Wilmington Avenue** - Russell Bollow is requesting approval for an Alley Vacation located north of the above-stated address. The proposal is to vacate (or to give up public ownership of) a portion of a public alley approximately 17.3 feet by 119 feet, starting at a point 156.75 ft from 800 East. The property is located within District 7, represented by Amy Fowler. (Staff Contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Number: PLNPCM2023-00225**

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.