

Salt Lake City Planning Commission
Summary of Actions
August 9, 2023, 5:30 p.m.
City & County Building
451 South State Street, Room 326

1. Approval of the Minutes for July 26, 2023

Action: Approved

REGULAR AGENDA

- 1. Pickle & Hide Design Review & Planned Development at approximately 739 S 400 W** - Craig Henry with LRK Inc., the property owner representative, is requesting Design Review and Planned Development approval to develop a mixed-use project at approximately 739 S 400 W. The site consists of seven parcels totaling approximately 2.55 acres (111,000 square feet). The subject property is located in the CG General Commercial District.

The two existing structures (the Pickle & Hide buildings) on the site will be preserved and incorporated into the project. There are 141 mixed-income residential units proposed within the 7-story Hide building, ranging from studios to two-bedroom apartments. The 4-story Pickle building will consist of office space and both buildings will include ground floor retail options. "Pickle Alley", a midblock walkway, provides a connection between the existing Pickle and Hide buildings and the interior of the new development.

- A. Design Review (PLNPCM2023-00187): Design Review approval is required to increase the maximum building heights from 60' to 90' (Hide building) and 73' (Pickle building).
- B. Planned Development (PLNPCM2023-00411): Planned Development approval is required to decrease the front yard area and landscape yard area of the Hide building from 10' to between 3'11" - 5'8" and to decrease the rear yard area from 10' to zero.

The properties are located in Council District 4, represented by Ana Valdemoros. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case numbers: PLNPCM2023-00187 & PLNPCM2023-00411**

Action: Approved with conditions

- 2. Alliance House Planned Development at approximately 1805 South Main Street** - Cowboy Partners, property owner representative, has requested Planned Development approval to construct two new 2-story, multifamily residential apartment buildings located at approximately 1805 S Main Street. The property is in the CC, Corridor Commercial Zoning District and the SSSC South State Street Corridor Overlay Zoning District. The proposed development will consist of 16 deeply affordable, residential units for members of the Alliance House Organization at 30% of the individuals with incomes as low as 0% of the area median income (AMI), a community room which can be converted to a short term or long-term residential unit as needed, 10 surface parking stalls and two outdoor community patio areas.

Through the Planned Development process, the applicant is requesting the following modifications:

- A. Minimum lot width reduction: The CC zone requires a minimum lot width of 75 feet for new development (21A.26.050.C.2). The existing lot has a lot width of approximately 71 feet, therefore, a lot width reduction is necessary to redevelop the site.
- B. Rear yard setback reduction: The CC zone requires a minimum rear yard building setback of 10 feet. The applicant is requesting a modification to reduce the rear yard setback to 1 foot.
- C. Two principal buildings: The General Zoning Provision, Use of land and building regulations, requires that not more than one principal building shall be located on any lot unless they each have frontage on a street. The applicant is requesting a modification to allow two principal buildings on the subject site, one of which will not have frontage on a street.

The property is located within Council District 5 represented by Darin Mano. (Staff contact: Brooke Olson at 801-535-7118 or brooke.olson@slc.gov.com) **Case number: PLNPCM2022-00975**

Action: Approved with conditions

- 3. **M-1 Height Amendment** - Text Amendment Related to Maximum Height in the M-1 District – The Salt Lake Garfield and Western Railway Company has initiated a petition to amend the zoning ordinance related to maximum height in the M-1 Light Manufacturing District. The proposed amendment would allow structures up to 150' in height to be built west of 5600 West and between 100' and 1000' south of I-80. The proposed changes will affect section 21A.28.020 "M-1 Light Manufacturing District" of the zoning ordinance. The affected properties are within Council District 2, represented by Alejandro Puy. (Staff contact: Andy Hulka at 801-535-6608 or andy.hulka@slc.gov.com) **Case Number: PLNPCM2023-00282**

Action: Forwarded a positive recommendation with condition to the City Council

- 4. **North Temple General Plan Amendment** - Salt Lake City is initiating an amendment to the North Temple Boulevard Plan (NTBP) to remove the recommendation to relocate Madsen Park. The NTBP recommends relocating the park to a more central location within the Euclid neighborhood. However, the community has indicated that there is a preference to maintain Madsen Park at 9 N Chicago St and to improve it to help provide open space for the increase in density along North Temple. This type of project must be reviewed as a general plan amendment. The subject property is within Council District 2, represented by Alejandro Puy. (Staff Contact: Seth Rios at 801-535-7758 or seth.rios@slc.gov.com) **Case Number: PLNPCM2023-00327**

Action: Forwarded a positive recommendation to the City Council

OTHER BUSINESS

1. **Chair and Vice Chair Elections**

Action: Mike Christensen elected Chairperson

Action: Andra Ghent elected Vice-Chair

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 10th day of August 2023.
David Schupick, Administrative Assistant