

**Salt Lake City Planning Commission
Summary of Actions
December 13, 2023, 5:30 p.m.
City & County Building
451 South State Street, Room 315**

CONSENT AGENDA

1. **Conditional Use: The Tasting Room Bar Establishment at approximately 357 W 200 S (Public Hearing)** - Terry Lyman (applicant) is representing Kaleb Crafts (owner) requesting approval from the City to establish a bar at the above listed address. The site of the proposed use is within an existing building, no additions to the building or modifications to the site are proposed. The property is zoned D-3 (Downtown Warehouse/residential) District. This type of project must be reviewed as a conditional use permit. The subject property is within Council District 4, represented by Ana Valdemoros. (Staff contact: Olivia Cvetko at 801-535-7285 or olivia.cvetko@slcgov.com) **Case Number: PLNPCM2023-00729**

Action: Approved

REGULAR AGENDA

1. **Brooklyn Avenue Vacations and Subdivision Amendment** - This is a request from Jonah Hornsby of Jodah One, LLC, the adjacent property owner, to vacate the 13.25-foot-wide alley that bisects 1007 South 500 West and all of Brooklyn Avenue from 500 W to the West Temple Viaduct right of way. If approved, this section of Brooklyn Avenue would be divided and sold to the property owners of 1005 & 1007 South 500 West at fair market value. Mr. Hornsby has made this request because he claims there is a lack of maintenance and issues with public safety. The property is within Council District 5, represented by Darin Mano. (Staff contact Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Numbers: PLNPCM2022-00068, PLNPCM2022-00349, & PLNSUB2023-00493**

Action PLNPCM2022-00068: The Planning Commission forwarded a positive recommendation with conditions

Action PLNPCM2022-00349: The Planning Commission forwarded a positive recommendation with conditions

Action PLNSUB2023-00493: The Planning Commission forwarded a positive recommendation with conditions

2. **Edison Street Design Review at approximately 250 S 200 E** - Mitch Vance with J. Fisher Companies, property owner representative, is requesting Design Review approval of a 7-story, 201-unit mixed use building at approximately 220 & 250 South 200 East. The site consists of two parcels totaling approximately 1.45 acres (63,000 SF). The subject property is located in the D-1 Central Business District. Design Review approval is required for the following modifications to both the D-1 Central Business District standards in 21A.30.020 and the Design Standards in 21A.37.060.D:
 - A. A reduction in the minimum building height from 100' to approximately 78' 6"
 - B. An increase in the maximum street facing facade length from 150' to approximately 307' 4", along 200 East
 - C. A decrease in the required glass percentages on both the ground floor and upper floors

D. Modifications to the upper floor stepbacks required for buildings between 78-104' within the D-1 zone

The property is within Council District 4, represented by Ana Valdemoros. (Staff contact: Amanda Roman at 801-535-7660 or amanda.roman@slcgov.com) **Case Number: PLNPCM2023-00707**

Action: Denied

3. **Zoning Map Amendment at approximately 2760, 2828, & 2800 N 2200 W** - Continuation of a Tabled Item from the January 11, 2023 Planning Commission meeting. Will Channell with OCC Industrial, representing the property owner of 2828 N., and who is under contract for the properties at approximately 2760 and 2800 N. at 2200 West, is requesting a Zoning Map Amendment to allow development of the properties. The proposed amendment would rezone three parcels from AG-2 (Agricultural) to M-1 (Light Manufacturing). The subject properties in total are approximately 14.33 acres (624,216 square feet). Plans for future development were not submitted with these applications. The subject property is within Council District 1, represented by Victoria Petro. (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case Numbers: PLNPCM2022-00699, PLNPCM2022-00700, & PLNPCM2022-00701**

Action: A positive recommendation was forwarded to City Council with a condition

OTHER BUSINESS

1. **Vice-Chair Election**

Action: Carlos Santos-Rivera 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 this 14th day of December 2023 in Salt Lake City, Utah.
David Schupick, Administrative Assistant