

AMENDED
SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
August 14, 2019, at 5:30 p.m.

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

FIELD TRIP - The field trip is scheduled to leave at 4:00 p.m.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 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 326
APPROVAL OF MINUTES FOR JULY 31, 2019
REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Planned Development Time Extension Request at approximately 1950 & 1960 South 1700 East - Jeff Peterson, the builder representing the property owners, is requesting that the Planning Commission grant a one-year time extension for the Hopkins Estates Planned Development approved by the Planning Commission on August 8, 2018. The project includes the development of five (5) new lots and a private driveway. The applicant intends to sell each lot individually for the construction of single-family homes. Approvals included the creation of four (4) lots without street frontage, and the reduction in the required front and rear yard setbacks for the parcel that abuts 1700 East (lot 1). The site is located in the R-1/7,000 Single-Family zoning district within Council District 7, represented by Amy Fowler. (Staff contact: Ashley Scarff (801) 558-1168 or ashley.scarff@slcgov.com). **Case number: PLNSUB2018-00033**

PUBLIC HEARINGS

1. **Central Station Apartments Design Review and Planned Development located at 549 West 200 South Street** - A request from Mark Isaac for the above-mentioned Planning petitions to construct an approximately 6-story 65-unit apartment building located at 549 West 200 South Street in a G-MU Gateway Mixed-Use zoning district. All new construction in the G-MU Gateway Mixed-Use zoning district is required to go through the Planned Development process. Certain architectural materials and features are required in the G-MU. The applicant is requesting a modification to those materials and features through the Design Review process. The site is presently occupied by the former offices of Thomas Electric. The subject property is within Council District 4 represented by Ana Valdamoros (Staff Contact: Doug Dansie at (801) 535-6182 or doug.dansie@slcgov.com) **Case Number PLNSUB2019-00477 and PLNPCM2019-00399**
2. **Navajo Street Planned Development and Conditional Use at approximately 1017 S Navajo Street/1335 W Mead Avenue** - A request by Tom Candee, project architect, for a

Planned Development and Conditional Use to accommodate the subdivision of a lot resulting in one new lot. The applicant is proposing to retain the existing single-family home and to construct a new single-family home with an attached basement Accessory Dwelling Unit (ADU). Planned Development approval is required due to the requested reduced front yard setback of 20 feet, allowance of a 2-foot encroachment into the side and rear yard setbacks, and a proposed grade change of more than 4 feet. Conditional Use approval is required due to the proposed basement Accessory Dwelling Unit. Currently the property is zoned R-1-5,000 (Single Family Residential). The subject property is within Council District 2, represented by Andrew Johnston. (Staff contact: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case numbers PLNSUB2019-00461 and PLNPCM2019-00557**

- 3. Best Western Glo Design Review at approximately 1865 W. North Temple** - Eric Balls, representing the property owners, is requesting Design Review approval of a new four-story hotel at the above listed address. The applicant is specifically requesting modifications to the minimum number of building entrances, maximum corner yard setback and minimum ground floor glass on one of the street facing facades. The applicant is also requesting approval of a prohibited building material on the ground floor of a street facing façade. The property is located in the TSA-MUEC-C (Transit Station Area District, Mixed Use Employment Center Station, Core) zoning district and in Council District 1, represented by James Rogers. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case number PLNPCM2019-00408**

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/planning for copies of the Planning Commission agendas, staff reports, and minutes. 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. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com. The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.