

**JOINT MEETING  
SALT LAKE CITY PLANNING COMMISSION & APPEALS (VARIANCE) HEARING  
MEETING AGENDA**

**This meeting will be an electronic meeting pursuant to the  
Salt Lake City Emergency Proclamation  
October 28, 2020, at 5:30 p.m.**

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

**JOINT APPEALS HEARING AND PLANNING COMMISSION PUBLIC HEARING:** As provided by City Code, a conditional use that includes a requested variance, may be heard simultaneously. Items 1 and 1A on the agenda will be heard during the same public hearing. After the public hearing is closed by the Planning Commission and concurred to by the Appeals Hearing Officer, the Commission will make a decision on the conditional use first, followed by the Appeals Hearing Officer.

This Meeting will **not** have an anchor location at the City and County Building. Commission Members will connect remotely. We want to make sure everyone interested in the meeting can still access the meeting how they feel most comfortable. If you are interested in watching the joint meeting, they are available on the following platforms:

- YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- SLCtv Channel 17 Live: [www.slctv.com/livestream/SLCtv-Live/2](http://www.slctv.com/livestream/SLCtv-Live/2)

If you are interested in participating during the Public Hearing portion of the meeting or in providing general comments, email; [planning.comments@slcgov.com](mailto:planning.comments@slcgov.com) or connect with us on Webex at:

- <http://tiny.cc/slc-pc-appeals-10282020>

Instructions for using Webex will be provided on our website at [SLC.GOV/Planning](http://SLC.GOV/Planning)

**PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM**  
**APPROVAL OF MINUTES FOR SEPTEMBER 30, 2020 AND OCTOBER 14, 2020**  
**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**Extensions of Previous Approvals:** the commission will discuss granting a one-year extension to all land use applications that are set to expire during the current public health emergency. Due to City building being closed and city staff working remotely, increased construction costs due to disruptions with the supply chain, and the impact of the current pandemic, submitting required plans and documents necessary to avoid a land use approval from expiring is requiring a longer period of time. The Planning Commission may consider granting an extension for all land use approvals that require an approved extension from the commission.

**PLANNING COMMISSION HEARING**

1. **Conditional Use for an ADU at approximately 1977 South Scenic Drive** - Tim and Cathy Chambless, owners, request approval of a conditional use to establish a 1,313 square foot

Accessory Dwelling Unit attached to the rear of their home at approximately 1977 South Scenic Drive. The subject property is located in the FR-3/12,000 Zone and is within Council District 6, represented by Dan Dugan. (Staff contact: Caitlyn Miller at (385) 315-8115 or caitlyn.miller@slcgov.com) **Case number PLNPCM2020-00620**

**The Planning Commission will open the public hearing, which will serve as the public hearing for both the Planning Commission and the Appeals Hearing Officer.**

### **VARIANCE HEARING**

**1A. Variance for an ADU at approximately 1977 South Scenic Drive** – Tim and Cathy Chambless, owners, request the granting of a variance to allow a proposed Accessory Dwelling Unit to encroach between 13 and 15 feet into the required 35-foot rear yard at approximately 1977 South Scenic Drive. The subject property is located in the FR-3/12,000 Zone and is within Council District 6, represented by Dan Dugan. (Staff contact: Caitlyn Miller at (385) 315-8115 or caitlyn.miller@slcgov.com) **Case number PLNZAD2020-00490**

**Note: The Appeals Hearing Officer will not make a decision on this matter during the meeting and will issue a decision at a later date.**

**Once the Appeals Hearing is closed the Planning Commission meeting will be resume business.**

### **PLANNING COMMISSION PUBLIC HEARING**

- 2. Special Exception for Height at approximately 1400 East Federal Way** - Geoffrey Tice, applicant, requests a special exception for additional building height to add a second story to the home located at 1400 East Federal Way. By ordinance the maximum building height is 20' for flat roofs; the applicant is requesting special exception approval to build to 27'6" in height. The property is located within the R-1-5,000 Zone and is within Council District 3, represented by Chris Wharton. (Staff contact: Caitlyn Miller at (385) 315-8115 or caitlyn.miller@slcgov.com) **Case number PLNPCM2020-00465**
- 3. Block 67 Changes to Building Design at approximately 131 South 300 West** - A request by Emir Tursic, architect, to modify the approved hotel building of the Block 67 development located at approximately 131 S 300 W. The Planning Commission approved the Conditional Building and Site Design Review and Planned Development on November 8, 2017. The proposed modifications include changes to the design and massing of the building and material changes. These changes are required by ordinance to be reviewed by the Planning Commission. The site is zoned D-4 (Downtown Secondary Central Business District). The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Molly Robinson at (385) 226-8656 or molly.robinson@slcgov.com) **Case numbers PLNPCM2017-00448 & PLNPCM2017-00418**
- 4. Central Station West Apartments Planned Development & Design Review at approximately 577 West 200 South** - Eric Balls representing Gardner Batt LLC, has requested Planned Development and Design Review approval for the Central Station West Apartments project to be located at approximately 577 West 200 South. The proposed project is for a 65-unit apartment building on a 0.46-acre (20,000 square feet) parcel. The proposed building will be six stories in height. The property is located in the G-MU – Gateway-Mixed Use zoning district. The G-MU zoning district requires Planned Development approval for all new principal buildings and uses. In addition, Design Review approval has been requested in order to address some design aspects of the building including material choices,

the length of blank walls and street-level glass requirements on the west façade of the building. The proposal is located within Council District 4, represented by Ana Valdemoros. (Staff contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case numbers PLNPCM2020-00187 & PLNPCM2020-00647**

5. **Permitting Restaurants in the PL Public Lands Zoning District Text Amendment** - Mayor Erin Mendenhall has initiated a text amendment to the zoning ordinance pertaining to restaurant uses within the PL – Public Lands Zoning District. Under the current ordinance restaurants are allowed to operate as an accessory use only. The amendment would allow restaurants to operate as a principal use. The purpose of the PL district is to provide areas in the city for public uses and regulate the development of those uses. The proposed amendment affects section 21A.33.070 Table of Permitted and Conditional Uses for Special Purpose Districts of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Amanda Roman at (385) 386-2765 or amanda.roman@slcgov.com) **Case number PLNPCM2020-00503**
6. **Billboard Ordinance Amendments** - The City Council is requesting amendments to the zoning ordinance regulations regarding billboards. The proposed amendments would modify city code to align with state law, eliminating the city's use of a "billboard bank" (a method for managing billboard relocations) to align more closely with Utah state law regulating billboards. The amendments would continue to prohibit new billboards. State law would regulate future billboard modification and relocation. The amendments also include specifics on size, height, and spacing of billboards, along with landscaping, when not already specified in the state law. The proposed amendments affect Chapter 21A.46 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The changes would apply Citywide. (Staff contact: Casey Stewart at (385) 226-8959 or casey.stewart@slcgov.com) **Case Number PLNPCM2020-00351**

## **OTHER BUSINESS**

Chairperson and Vice Chairperson elections

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://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.*

*Agenda items may not be heard in the order listed. The Appeals Hearing Officer reserves the right to change the order of agenda items as deemed necessary. To request the files for the above items please contact the Staff Planner. Visit the Planning Division website at [www.slcgov.com/planning/planning-public-meetings](http://www.slcgov.com/planning/planning-public-meetings) for copies of the Appeals Hearing Officer meeting/hearing agendas, staff reports and decisions. Staff reports will be posted the Friday prior to the meeting*