

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, August 12, 2015, at 5:30 p.m.
(The order of the items may change at the Commission's discretion.)

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

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 29, 2015

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Administrative Matters

1. **Sprint Equipment Upgrade at approximately 1226 South 1100 East** - A request by Mr. Rock Schutjer representing Rage Development, to install 3 additional utility mounted wireless antennas in excess of 30 inches in width on an existing utility pole located in the park strip at the above listed address, which is located in the CN Neighborhood Commercial District. The existing pole currently has 3 wireless antennas. Utility pole mounted wireless antennas that are more than 30 inches in diameter are a Conditional Use in the zoning district. The subject property is located in Council District 5 represented by Erin Mendenhall. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com.) Case number PLNPCM2015-00478
2. **Camper Repair Conditional Use at approximately 269 - 275 South Glendale Street** - Kevin Dwyer is requesting approval from the City to operate a minor auto repair business at the above listed address. The property had been used as a warehouse and is zoned CN Neighborhood Commercial District. This type of project must be reviewed as a Conditional Use. The subject property is within Council District 2, represented by Kyle LaMalfa. (Staff contact: Michael Maloy at (801) 535-7118 or michael.maloy@slcgov.com.) Case number PLNPCM2015-00284

Legislative Matters

3. **Off Street Parking Ordinance** - A request by the Planning Commission to make changes to the minimum off street parking requirements in Title 21A.44 – Off Street Parking, Mobility and Loading. The changes include raising the minimum of 1/2 stall per residential dwelling for mixed use projects in the CN, CB, R-MU-35 and R-MU-45 zoning districts, lifting the maximum parking for manufacturing districts west of Redwood Road, adjusting the maximum parking requirement for Travel Demand Management incentives, and some clarification and reformatting of the ordinance language. Other related sections of Title 21A may also be modified as part of this request. The changes would apply to the affected zoning districts and citywide. (Staff contact: J.P. Goates at (801) 535-7236 or jonathan.goates@slcgov.com.) Case number PLNPCM2015-000430

4. **Unit Legalization Zoning Text Amendment** - The Salt Lake City Council is requesting a zoning text amendment that would create a process to recognize dwelling units that have existed prior to 1995 but have never been officially recognized by the City. The City had a unit legalization process up to 2013 that was allowed to expire. The proposal would reestablish the unit legalization process and modify specific regulations of that previous unit legalization process. The Planning Commission is required to transmit a recommendation to the City Council for zoning text amendment requests. This proposal would apply citywide. Related provisions of Title 21A may also be modified as part of this petition. (Staff contact: Chris Lee at (801) 535-7706 or chris.lee@slcgov.com.) Case number PLNPCM2015-00142

Briefing

5. **21st and 21st Small Area Master Plan** - The Planning Staff will provide the Planning Commission an update on the 21st and 21st Small Area Master Plan. The project includes an area stretching along 2100 South from approximately 2000 East to 2300 East. The small area master plan will address the characteristics of the future development of this neighborhood. The goal of this plan is to create an improved and beautified business district that is a unique destination but still remains compatible in scale with nearby neighborhoods. The plan will establish guidelines for private development, public spaces such as sidewalks, park strips and streets. The plan is currently finishing up the data gathering stage and is moving towards scenario development. (Staff contact John Anderson (801) 535-7214 or john.anderson@slcgov.com)

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/CED/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.