

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, November 30, 2016, 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 118 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 NOVEMBER 9, 2016

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

Unfinished Business

1. **City Wide Draft Transit Master Plan** - The draft plan, developed over the past two years with input from thousands of residents and stakeholders, is available for review online at www.slcrides.org. Public transportation is an essential component of Salt Lake City's transportation network, and the plan creates a 20-year vision and action plan for service, transit-supportive investments, programs and policies. The plan also includes a comprehensive look at the City's overall travel patterns, identifies places where transit would be used if it met the needs of potential riders, as well as areas where transit improvements are needed for existing riders. Public comment can be submitted through open city hall at www.slcgov.com or through the staff contact below. The Planning Commission is required to make a recommendation to the City Council. The City Council will make a decision on whether or not to adopt the transit master plan at a later date. (Staff contact is Julianne Sabula at (801)535-6678 or julianne.sabula@slcgov.com)

Legislative Matters

2. **27th Street Cottages Zoning Map Amendment, Subdivision and Planned Development at approximately 868 E. 2700 South and 2716 S. 900 East** - Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop five (5) residential lots on two properties located at the above listed address. The existing home on the 2700 South property will be demolished and the home on the 900 East property will remain. The project requires a zoning map amendment, a subdivision, and planned development approval. The two properties are currently zoned R-1/7,000 (Single Family Residential District), and are located in City Council District 7, represented by Lisa Adams. (Staff contact: Lex Traughber, (801)535-6184, or lex.traughber@slcgov.com.)
 - a. **Zoning Map Amendment** – A request to amend the zoning map for the subject properties from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential). Case Number **PLNPCM2016-00577**
 - b. **Preliminary Subdivision Plat** – A request to subdivide and reconfigure two existing parcels into five new parcels. One parcel will contain an existing home and four new vacant residential parcel will be created. Case Number **PLNSUB2016-00578**
 - c. **Planned Development** – A request for planned development approval to address the creation of a lot without street frontage and the creation of a development with average

lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone. Case Number **PLNSUB2016-00579**

3. **Cottage Court Development - Zoning Map Amendment, Subdivision and Planned Development at approximately 3101 S 900 East through 3129 S 900 East** - Adam Nash, representing Growth Aid LLC, is requesting approval from the City to develop sixteen (16) residential lots on four properties located at the above listed address. The existing homes on the properties would be demolished to facilitate this project. The project requires a zoning map amendment, a subdivision, and planned development approval. The two properties are currently zoned R-1/7,000 (Single Family Residential District), and are located in City Council District 7, represented by Lisa Adams. (Staff contact: Anthony Riederer, (801)535-7625, or anthony.riederer@slcgov.com.)
- a. **Zoning Map Amendment** – A request to amend the zoning map for the subject properties from R-1/7,000 (Single Family Residential) to R-1/5,000 (Single Family Residential). Case Number **PLNPCM2016-00542**
 - b. **Preliminary Subdivision Plat** – A request to subdivide and reconfigure four existing parcels into sixteen new parcels. Case Number **PLNSUB2016-00541**
 - c. **Planned Development** – A request for planned development approval to address the creation of a lots without street frontage, for relief from required yards, and for the creation of a development with average lot sizes to meet or exceed the 5,000 square foot minimum in the R-1/5,000 Zone. Case Number **PLNSUB2016-00542**.

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.