

AMENDED SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

451 South State Street

Wednesday, October 11, 2017, 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 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 SEPTEMBER 27, 2017

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Expansion of L&T Automotive Repair at approximately 1255 W 400 S** - Vunga Angakehe of KFM Construction, on behalf of the property owner, is requesting a conditional use review and a conditional building and site design review to construct an addition to an existing automotive repair shop at the above listed address. Automobile repair (minor) is a conditional use in the CN zone and the applicant is seeking relief from the maximum setback requirements in the CN zone by pursuing the conditional building and site design review. As mentioned, the subject property is located in the CN (Neighborhood Commercial) zoning district and is located in Council District 2, represented by Andrew Johnston. (Staff contact: Chris Lee at (801)535-7706 or chris.lee@slcgov.com.) Case numbers: **PLNPCM2017-00284** and **PLNPCM2017-00486** **(Administrative matter)**
2. **Sprint Cellular Monopole at approximately 1250 South 1100 East** - Jared White, representing Sprint, is requesting Conditional Use approval to update an existing pole-mounted wireless telecommunications facility located in the park strip which is a part of the city right of way at the above listed address in the R-1/5000 Single-family Residential zoning district. A new steel utility pole will replace an existing wooden power pole that currently is used to support antennas. The pole height will be increased by approximately 15-feet and the attached antenna array will be enlarged. The property is located within Council District 5, represented by Erin Mendenhall. (Staff contact: David J. Gellner at (801)535-6107 or david.gellner@slcgov.com.) Case number: **PLNPCM2017-00645** **(Administrative matter)**
3. **Northwest Quadrant Re-Zones** - The Salt Lake City Council is requesting to re-zone areas within the Northwest Quadrant to be consistent with the Northwest Quadrant Master Plan. The petition includes:
 - a. Rezoning properties currently zoned Agricultural (AG) and Open Space (OS) to Light Manufacturing (M-1).
 - b. Removing the mapped Lowland Conservancy Overlay (LCO) from the Northwest Quadrant.
 - c. Re-zoning a parcel that is currently split-zoned AG and OS to AG.An owner of real property may no later than 10 days after the day of the first public hearing file a written objection to the inclusion of the owner's property in the proposed zoning map or map amendment. (Staff contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com.) Case number: **PLNPCM2017-00655**. **(Legislative matter)**

- 4. Dining Club/Social Club Alcohol Regulations Text Amendment** - The Salt Lake City Council is requesting to review and amend zoning regulations pertaining to alcohol establishments to be consistent with recent changes to state law. The changes include replacing "dining club" with "bar establishment (2,500 square feet or less in floor area)" as a conditional use within the CN and RB zoning districts. The amendment will affect sections 21A.36.300: Alcohol Related Establishments, 21A.33: Land Use Tables, and 21A.62.040: Definition of Terms. Related provisions of Title 21A may also be amended as part of this petition. (Staff Contact: Tracy Tran at (801)535-7645 or tracy.tran@slcgov.com) Case number: PLNPCM2017-00631 (**Legislative matter**)

WORK SESSION

- 5. Salt Lake City Off Street Parking** - A briefing to provide an update to the Planning Commission on the request by the Salt Lake City Mayor's office to review and rewrite the City's off street parking and loading regulations found in Chapter 21A.44 of the zoning ordinance. The objective of these changes is to streamline and simplify the ordinance while bringing it more in line with current market conditions and City goals. The consultant (Clarion Associates) has been hired to write the new ordinance. The review process and drafting of the ordinance will continue through early 2018. (Staff Contact: JP Goates at (801)535-7236 or jp.goates@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/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.