

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

September 26, 2018, 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 SEPTEMBER 12, 2018

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

UNFINISHED BUSINESS

1. **Sugar House Heights Planned Development & Preliminary Subdivision** - Consideration of the revised design and additional information that was requested by the Planning Commission at the August 22nd meeting. The public hearing was closed at that meeting, and no further public comment or participation is scheduled for this item. (Staff contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com) **Case Numbers: PLNSUB2017-01027 & PLNSUB2017-01028**

PUBLIC HEARINGS

1. **Moda Main Planned Development** - Brock Loomis, representing JF Capital, is requesting Planned Development approval to construct 11 multi-family residential units on a property located at approximately 1570 S. Main St. The applicant is requesting relief from the City's Zoning Ordinance through the Planned Development process for modified corner side yard setbacks and waive the requirement for building entrances along public streets (Harris Ave). The property is located in the CC Corridor Commercial zoning district and Council District 5, represented by Erin Mendenhall. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com) **Case Number: PLNSUB2018-00570**
2. **TAG 700 Planned Development** - Jordan Atkin, the owner of the property, is requesting Planned Development and Preliminary Subdivision approval to construct four single-family attached units (townhomes) on the property at 2593 S. 700 East. The applicant is requesting relief from the City's Zoning and Subdivision Ordinance through the Planned Development process for modified setbacks, reduction of the side entry landscape buffer, and the creation of undersized lots without street frontage. The property is located in the RMF-30 (Low Density Multi-Family Residential) zoning district and Council District 7, represented by Amy Fowler. (Staff contact: Lauren Parisi at (801) 535-7226 or lauren.parisi@slcgov.com) **Case Numbers: PLNSUB2018-00555 & PLNSUB2018-00665**
3. **East Capitol Residential Development** - The petitioner, Brian Zaitz, on behalf of the property owner Jeffrey Adams (MAKADAMS LLC), has initiated petitions to subdivide three parcels and then construct four residential buildings containing a total of 6 units (2 twin homes and 2 single family dwellings) at approximately 649 N East Capitol Boulevard and 658 N East Capitol Street. The project requires planned development and preliminary subdivision approval. The preliminary subdivision is to reapportion the three existing parcels into six parcels while the planned development request is to reduce the front yard setback for one of the single family dwellings. The properties are located in the R-2 (Single and Two Family Residential) zoning district and Council District 3, represented by

Chris Wharton. Staff Contact: Chris Lee at chris.lee@slcgov.com or 801-535-7706. **Case Numbers: PLNSUB2018-00366 & PLNSUB2018-00426**

4. Inland Port Zoning Modifications – Mayor Jackie Biskupski has initiated a petition to allow inland port uses as permitted or conditional uses within portions of the industrial area in the Northwest Quadrant and on the east side of the Salt Lake International Airport along 2200 West. The proposed zoning changes are being proposed in response to the State Bill HB2001 that requires zoning modifications by December 31, 2018. If the city does not adopt changes by December 31, 2018 then all inland port uses would be considered permitted uses and the city would lose the ability to further regulate inland port land uses. The majority of the Inland Port Authority Jurisdictional Land area is located in the Light Manufacturing (M-1) zoning district and typical inland port uses are already allowed in the M-1 zone. However, there are eight other zoning districts and six overlay districts located within the inland port area that may not currently allow uses associated with an inland port. The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support City’s sustainability and master plan goals. The proposed modifications include changes to:

- Allow inland port uses in the zoning districts that do not currently allow them,
- Update application requirements for conditional uses in order to determine the impact that a conditional use may have on surrounding properties and the environment,
- Establish standards for the storage of natural resources, and
- Prohibit uses that are not light industrial in nature.

Other related provisions of Title 21A will be amended as part of this petition. (Staff Contacts: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com, Tracy Tran at 801-535-7645 or tracy.tran@slcgov.com). **Case Number: PLNPCM2018-00601**

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.