

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
SECOND AMENDMENT
In Room 326 of the City & County Building
February 27, 2019, 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 425 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 FEBRUARY 13, 2019

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

UNFINISHED BUSINESS

THE PUBLIC HEARING FOR THIS ITEM HAS ALREADY OCCURRED AND IT IS ANTICIPATED THAT NO FURTHER PUBLIC COMMENT WILL BE TAKEN. YOU MAY STILL ATTEND TO LISTEN.

- 1. Urban Alfandre FB-UN2 Building Height Amendment** - James Alfandre, representing the property owner, requests an amendment to the Zoning Ordinance to allow additional building height for multiple properties in the FB-UN2 Zoning District (Form Based Urban Neighborhood) located on the south side of 900 South between 200 West Street and Washington Street. The request would include the subject properties in the designated area for building height up to 5 stories/maximum 65 feet. The property is currently subject to a height limit of 4 stories/maximum 50 feet. This proposed amendment would affect Section and Table 21A.27.050.C FB-UN2 Building Form Standards: Height, in the Salt Lake City Zoning Ordinance. Other related sections of Title 21A Zoning may also be amended as part of this petition. The site is located in Council District 5 represented by Erin Mendenhall. (Staff Contact: Casey Stewart at (801)535-6260 or casey.stewart@slcgov.com; **Case number: PLNPCM2017-00590 (Legislative matter)**)

PUBLIC HEARINGS

- 1. ADU Conditional Use 932 E Princeton Avenue** - Mary Richardson, the owner of the property, is requesting Conditional Use to construct a detached Accessory Dwelling Unit (ADU) at the above listed address. The proposed ADU is located to the rear of the house on the property along with a parking space for the ADU that is accessed from a rear alley. The property is located in the R-1/5000 (Single Family Residential) zoning district which requires a Conditional Use process for an ADU. The site is located in Council District 5 represented by Erin Mendenhall. (Staff contact: Amy Thompson - (801) 535-7281 or amy.thompson@slcgov.com) **Case number PLNPCM2018-00999**

2. **Special Exception Appeal at approximately 1305 E 2nd Ave** - Jefferson Gross, has initiated an appeal of an administratively approved special exception for an in-line addition to a detached garage at the above-mentioned address. The proposal is to add 300 sq. ft. to the garage for additional vehicle parking. The existing garage is considered legal non-conforming as it does not meet current setback standards. The special exception was approved by Planning staff on January 14, 2019. The appellant filed an appeal of the approval based on the criteria in Section 21A.10 of the Zoning Ordinance. As a result of the appeal, the in-line addition must be reviewed by the Planning Commission per Section 21A.52 of the Zoning Ordinance. The subject property is zoned R-1-5,000: Single-Family Residential and is located in within Council District 3, represented by Chris Wharton. (Staff contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case number PLNAPP2019-00071**

WORK SESSION

Planning Staff will brief the Planning Commission on the Planned Development review process.

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.