

# SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

March 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 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 MARCH 13, 2019**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

## **PUBLIC HEARINGS**

1. **Mitigation of Residential Housing Loss Ordinance Revisions** - The City's Housing and Neighborhood Development Division (HAND) is proposing revisions to code 18.97, Mitigation of Residential Housing Loss. The purpose of the revisions is to:

- a. Clarify the language to focus on the net loss of housing, from residential to non-residential use that would result in a net loss of dwelling units and;
- b. Simplify replacement parameters or fee assessment processes.

HAND is seeking to update the ordinance to more effectively mitigate future net loss of housing, which can cause displacement of residents and increase pressure on the housing market. HAND held an Open House on February 21, 2019 and is now seeking a recommendation from the Planning Commission before City Council action. (Staff Contacts: Lani Eggertsen-Goff (801) 535-6240, [lani.eggertsen-goff@slcgov.com](mailto:lani.eggertsen-goff@slcgov.com), and Tony Milner (801) 535-6168, [tony.milner@slcgov.com](mailto:tony.milner@slcgov.com)) **Case number PLNPCM2019-00070**

2. **Conditional Use for Utility Pole Mounted Antenna Array and Special Exception for Associated Utility Boxes at 922 S. Emery Street** - Kalab Cox, representing T-Mobile, is requesting conditional use approval in order to modify an existing antenna array and replace six (6) noncomplying antennas with three (3) antennas that are located on a utility pole in the public right-of-way at approximately 922 S. Emery Street zoned R-1-5,000: Single-Family Residential. The modified antenna array, including the mounting structure, will have a diameter of approximately 39 inches. Section 21A.40.090.E.2.g of Salt Lake City's Zoning Ordinance allows antenna arrays with a diameter of 30 inches or less to be mounted on utility poles by right, but those with a larger diameter must be reviewed as a conditional use. Special exception approval is also being requested to allow existing utility boxes associated with the antenna array that exceed the dimensions for antenna electrical equipment on private property listed in Section 21A.40.090.E.3.b of the Zoning Ordinance. The property is located within Council District 2, represented by Andrew Johnston. (Staff contact: Lauren Parisi at (801)-535-7226 or [lauren.parisi@slcgov.com](mailto:lauren.parisi@slcgov.com)) **Case numbers PLNPCM2018-00585 & PLNPCM2019-00168.**

*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](http://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](http://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.*