

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
AMENDED**

In Room 326 of the City & County Building

May 22, 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 MAY 8, 2019

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Planned Development and Preliminary Subdivision at 873 South 1500 West** - Whitten Knopp, property owner, is requesting approval to subdivide the property located at 873 South 1500 West into two lots. The existing home located at 873 South 1500 West would remain and an additional lot would be created at the corner of 1500 West and 900 South for the purpose of building another single-family home. The petitions associated with this request are described further below:

- a. **Planned Development** – Planned Development approval is required because the new lot would not meet the minimum dimensional lot width requirement. Other zoning regulations may be adjusted through the planned development approval process.
Case number PLNSUB2019-00109
- b. **Preliminary Subdivision** – Subdivision approval is required to subdivide the existing property into two lots. **Case number PLNSUB2019-00110**

The subject property is located within the R-1/5000 Single-Family Residential District and within Council District 2 represented by Andrew Johnston. (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com)

2. **Masonic Temple Master Plan & Zoning Map Amendments** - DB Urban Communities, representing the property owner, the Masonic Temple Association, has submitted applications for a Master Plan Amendment and a Zoning Map Amendment for a portion of the property located at approximately 650 E. South Temple Street. No specific site development proposal has been submitted at this time. The intent of the request is to change the zoning of the property to allow more flexibility to develop future multi-family residential, office or mixed-use development. This project requires both a Master Plan and a Zoning Map amendment. The following two petitions are associated with this request:

- a. **Master Plan Amendment** - The associated future land use map in the Central Community Master Plan currently designates the property as "Institutional". The petitioner is requesting to amend the future land use map for the parcel to "Residential/Office Mixed Use ". **Case number PLNPCM2019-00231**
- b. **Zoning Map Amendment** - The property is currently zoned I - Institutional. The petitioner is requesting to amend the zoning map designation of the property to RO – Residential/ Office. **Case number PLNPCM2019-00230**

The subject property is located in Council District 4 represented by Ana Valdemoros. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com) **PLNPCM2019-00230 & PLNPCM2019-00231**

- 3. **Williams Avenue ADU** - Allie Platt is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached accessory structure located in the rear yard of the home which is located at 233 E Williams Avenue. The ADU will be approximately 32 feet wide by 13 feet six inches deep by 10 feet high. It will measure approximately 432 square feet in size and will be located in the rear yard of the subject property. Salt Lake City Zoning Ordinance requires ADUs be reviewed as a conditional use within single-family residential zoning districts. The subject property is zoned R-1-5,000: Single-Family Residential and is located in within Council District 5, represented by Erin Mendenhall. (Staff contact: Chris Earl at (801-535-7932 or christopher.earl@slcgov.com.) **Case number PLNPCM2019-00118**
- 4. **Sugar House Business District Design Standards Text Amendment** - A request by the Mayor to amend the Sugar House Business District (CSHBD) zoning district regulations. The amendments would apply additional design standards to development in the zone. Design standards include regulated entrances, and building materials. Currently, the **POSTPONED** for small developments in Sugar House, whereas large developments have many more standards to comply with. The proposed additional design standards are meant to bridge this gap and help ensure that new small buildings support a high quality, pedestrian oriented environment in Sugar House. Other miscellaneous related changes and clarifications to the zoning code are also included in the amendments. The proposal affects both the CSHBD-1 and CSHBD-2 zoning districts. The zone is located within Council District 7, represented by Amy Fowler. (Staff Contact: Daniel Echeverria, daniel.echeverria@slcgov.com or 801-535-7165) **Case number PLNPCM2018-00210**

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.