

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

July 10, 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 JUNE 26, 2019

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **A Major Modification to the RR Planned Development at approximately 171 N. Redwood Rd.** – Mr. Blake Henderson is requesting an amendment to an existing Planned Development. The Planned Development was previously approved on November 28, 2018 to develop a 299-unit multi-family residential development. The original Planned Development required a review by the Planning Commission to allow a building to exceed the maximum corner side yard along Harold St., allow surface parking in the corner side yard and waive some design standards along the west façade. The proposed amended Planned Development requests to extend the structure along Harold St. which would exceed the permitted 200 feet façade length by approximately 78 feet, allow for off-site parking on a lot with frontage on a public street and reduce the required amount of glass on a portion of the west façade from 60% to 50%. The development as proposed would now meet the standards that were modified in the original approval. The subject property is located within Council District 1, represented by James Rogers. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com) **Case number PLNSUB2018-00641**
2. **Conditional Use - ADU at 1143 S Lake Street** - Kari Larson, owner of the property at 1143 S Lake Street, is requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) to the rear of the existing single-family home on site. It will measure approximately 520 square feet in size and be 11 feet 7 inches tall. Two parking spaces are provided on site. All ADU proposals in the R-1/5,000 Single-Family Residential zoning district are required to go through the Conditional Use review process. The subject property is located within Council District 5, represented by Erin Mendenhall. (Planning Staff contact: Kristina Gilmore - (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2019-00412**

3. **Conditional Use for Emerson ADU** - Osamu Uchiyama, the designer representing the property owner, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) to construct a detached accessory structure in the rear yard of the home located at 815 E. Emerson Avenue. It will measure approximately 427 square feet in size and 17 feet tall with one off street parking space. The 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; Lauren Parisi at (801-535-7226 or lauren.parisi@slcgov.com) **Case number PLNPCM2019-00349**
4. **Washington Street Alley Vacation** - A request by Kevin Theobald, representing the property owners of adjacent parcels, to vacate the alley north of the property at approximately 1040 S Washington Street. The alley runs west from Washington Street and dead ends at the railroad tracks. The intent of the request is to incorporate the alley into the adjacent properties. The subject property is located in the CG (General Commercial) zoning district and is located in Council District 5, represented by Erin Mendenhall. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case number PLNPCM2019-00400**
5. **Zoning Map Amendment at 1937 South 1200 East** - Ned Skanchy, owner of the property at 1937 South 1200 East, has requested a zoning map amendment from RMF-35 (Moderate Density Multi-Family) to RMF-45 (Moderate/High Density Multi-Family). The subject parcel abuts another directly to the south which is also owned by the applicant and is zoned RMF-45. The petition is to change the zoning of the subject parcel to RMF-45 in order to facilitate consolidation of the two parcels for a multi-family residential development. If the petition is approved, up to 19 residential units could be constructed on the consolidated parcel whereas 10 units would be allowed if they were both zoned RMF-35 and then consolidated. The property is in Council District 7, represented by Amy Fowler. (Staff contact: Chris Lee, chris.lee@slcgov.com or 801-535-7706) **Case number PLNPCM2019-00183**

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.