

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA**  
**In Room 326 of the City & County Building**  
**July 31, 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 JULY 10, 2019**  
**REPORT OF THE CHAIR AND VICE CHAIR**  
**REPORT OF THE DIRECTOR**

**PUBLIC HEARINGS**

1. **ADU at approximately 1978 South Windsor Street** - Dwight Yee, representative for property owner, Joseph Wolf, is requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) to the rear of the single-family home at 1978 Windsor Street. The property is located in the R-1/7,000 single-family residential zoning district. All ADU's in this zone are required to go through the Conditional Use review process. The subject property is located within Council District 7, represented by Amy Fowler. (Staff contact: Eric Daems at (801) 535-7236 or [Eric.daems@slcgov.com](mailto:Eric.daems@slcgov.com)) **Case number PLNPCM2019-00312**
2. **Over-height Fence Special Exception at approximately 1538 South 700 East** - Heidi Kramer and Walter Kazmarzyk, the owners of the property at 1538 S 700 E, are requesting approval for a proposed over-height fence. Front yard walls and fences are permitted up to four feet, but extra height can be approved through a Special Exception. The proposed five feet eleven-inch (5'-11") wall would be installed parallel to the front property line and span the width of the lot. The applicant is proposing the fence in order to provide screening from noise and pollution and to provide security, and privacy on the site. The Planning Commission has final decision-making authority for Special Exceptions. The subject property is located in the R-1/5,000 Single Family District and within Council District 5 represented by Erin Mendenhall. (Staff contact: Krissy Gilmore at 801-535- 7780 or [Kristina.Gilmore@slcgov.com](mailto:Kristina.Gilmore@slcgov.com)) **Case number PLNPCM2019-00428**
3. **MACU Commercial Parking Lot Conditional Use at 1225 South Redwood Rd** - The applicant, Shane Sanders with Sanders Associates Architects, representing Mountain America Credit Union, is requesting a Conditional Use Permit to create a commercial parking lot at the address 1225 South Redwood Road. The proposed commercial parking lot will be located to the rear of the primary structure on the site, to the east of the existing parking, and will include 29 new parking stalls. The parking lot will operate on the same lot as a proposed Mountain America Credit Union; the overall number of parking stalls proposed on this site is 39 stalls. The property is in the Corridor Commercial (CC) zoning district and is in Council District 2 and is represented by Andrew Johnston. (Staff contact Nannette Larsen at (801) 535-7645 or [Nannette.larsen@slcgov.com](mailto:Nannette.larsen@slcgov.com)) **Case number PLNPCM2019-00424**

## **WORK SESSION**

1. **Fleet Block Rezone Briefing** - A request by the Mayor to amend the zoning for all of the properties located on the "Fleet Block" at approximately 850 South 300 West. The amendment would change the zoning from PL (Public Lands) and CG (General Commercial) to FBUN-3 (Form Based Urban Neighborhood-3), a new form-based zone. A form-based zone emphasizes placement of buildings on a lot and the form and bulk of buildings. Form and bulk regulations include building height and design standards that are intended to promote more store fronts and building entrances close to the sidewalk. A public hearing will be scheduled at a later date. The properties are located in Council District 4, represented by Ana Valdemoros. (Staff Contact: Daniel Echeverria at [Daniel.echeverria@slcgov.com](mailto:Daniel.echeverria@slcgov.com) or 801-535-7165) Case number **PLNPCM2019-00277**

*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.*