

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

September 11, 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 AUGUST 28, 2019

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

Ninth West Townhome Planned Development Time Extension Request - Rod Engar, applicant and owner representative, requests a one-year time extension for the Ninth West Townhome Planned Development, located at 624 S 900 W. The Planned Development was approved by the Planning Commission on August 8, 2018. The project includes 4 single-family attached homes. Approvals included the creation of three (3) lots without street frontage and the relief for lot dimension standards, due to the zero-lot line for each single-family attached unit. The subject property is located in the RMF-35 (Moderate Density Multi-Family) zoning district and within Council District 2, represented by Andrew Johnson. (Staff contact: Kelsey Lindquist at (801) 535-7930 or kelsey.lindquist@slcgov.com) **Case number PLNSUB2018-00059**

PUBLIC HEARINGS

- 1. AT&T Wireless Communication Facility Conditional Use** – A request by Doug Kofford of Smartlink for a new AT&T wireless communications facility with an 80' monopole and unmanned communication site located at approximately 1550 South 5600 West. The proposed site would be located in the northwest corner of the parcel. The subject property is located in the M-1 (Light Manufacturing) zoning district and is located in Council District 2, represented by Andrew Johnston. (Staff Contact: Sara Javoronok at (801) 535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2019-00542**
- 2. Design Review at approximately 1465 South 700 East** - A request by Gary Knapp of JZW Architects for a reduction of approximately 12-feet of the required 15-foot front yard in the CN (Neighborhood Commercial) zone. The reduced setback would allow for an outdoor dining area and canopy that exceed what is permitted in the CN zone. The subject property is located in Council District 5, represented by Erin Mendenhall. (Staff contact: Sara Javoronok at (801) 535-7625 or sara.javoronok@slcgov.com) **Case Number PLNPCM2019-00620**
- 3. Carrigan Canyon PD Lot 5 Setback modification at approximately 3116 Carrigan Canyon Drive** - A request by Kristen Clifford, agent for the property owner, for a major modification to an existing planned development approved in 1982 for a 20-lot single-family residential subdivision. The request is to modify the side yard setback requirement of Lot 5, which has remained vacant since the original development was approved. The requested side yard setback is 10 feet along the east lot line, reduced from 20 feet as required by the FR-1 zoning district, and pertains to a proposed new single-

family dwelling. The subject property is located within City Council District 6, represented by Charlie Luke. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com) **Case numbers: Carrigan Cove Planned Unit Development Subdivision (17 Dec 1981) & #8862 Board of Adjustment (8 Mar 1982)**

WORK SESSION

Off-Street Parking Chapter Ordinance Revision - The Planning Commission will receive a briefing from staff on the update to the parking chapter of the zoning ordinance. The parking chapter determines how much parking is required for each land use, where the parking can be located, bicycle parking requirements, and other similar requirements. This will be the first of at least two briefings and will focus on the proposed key changes to the ordinance. Staff contact: Eric Daems at (801) 535-7236 or eric.daems@slcgov.com) **Case number PLNPCM2017-00753**

OTHER BUSINESS

Chair and Vice Chair Elections

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.