

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building
September 25, 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 SEPTEMBER 11, 2019

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Hopkins Estate Planned Development** - On August 8th, 2018, the Planning Commission approved the Hopkins Estate Planned Development, a proposal to develop five (5) new lots and a private driveway at 1950 & 1960 South 1700 East. The applicant plans to sell each lot individually for the construction of single-family homes. The design of the structures will ultimately be decided by future buyers, but the Commission approved a site plan with building envelopes and a landscaping plan. Modifications approved through the Planned Development process include the creation of four (4) lots without street frontage, and reduced front and rear yard setbacks for the home to be constructed on lot 1. A condition of approval was included that requires the applicant to return to the Commission for final review of the home proposed for lot 1, which has frontage on 1700 East, before a building permit can be issued. The applicant has provided Staff with a proposal for this structure and is now seeking the Planning Commission's final approval. The property is zoned R-1/7,000 Single-Family Residential and is located within Council District 7, represented by Amy Fowler. (Staff contact: Lauren Parisi (801) 535-7226 or lauren.parisi@slcgov.com). **Case number: PLNSUB2018-00033**
2. **Text Amendments to the RMF-30 Low Density Multi-Family Residential District** - The purpose of this project is to review the existing zoning requirements in the City's RMF-30 Low Density Multi-Family Residential Zoning District and make amendments to corresponding sections of Salt Lake City's Zoning Ordinance. The intent of the proposed amendments is to implement multiple master plan policies found in Plan Salt Lake, various community master plans, the recently adopted Growing SLC; A Five-Year Housing Plan (2018-2022) and remove zoning barriers to housing development. The RMF-30 zoning district is located throughout the city. Proposed amendments include:
 - Introducing design standards for all new development;
 - Allowing the construction of new building types including sideways row houses, cottage developments, and tiny houses;
 - Reducing minimum lot area requirements per unit;
 - Removing lot width minimum requirements and adding a lot width maximum;
 - Allowing more than one primary structure on a lot;
 - Granting a density bonus for the retention of an existing structure.

The proposed regulation changes will affect sections 21A.24.120 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff Contact: Lauren Parisi at (801) 535-7226 or lauren.parisi@slcgov.com) **Case number PLNPCM2019-00313**

WORK SESSION

1. **HAND Consolidated Master Plan briefing** - 2020-2024 Consolidated Plan. The Planning Commission will receive a briefing from the staff of the Housing and Neighborhood Development Division on the 2020-2024 Consolidated Plan. The Consolidated Plan is a federally mandated policy document that establishes the framework for how Salt Lake City uses federal funding for vital services and programs that support the City's housing, infrastructure, and economic development needs. The federal programs that provide funding to the City are administered by the US Department of Housing & Urban Development include Community Development Block Grant, Emergency Solutions Grant, HOME Investment Partnership Program, and Housing Opportunities for Persons with AIDS. Over the plan period, it is anticipated that approximately \$25-30M of funding will be available to meet the critical needs identified in this plan. The 2020-2024 Consolidated Plan impacts how master plans are implemented and may impact land use decisions. The Planning Commission is required by Utah Code to make a recommendation on a master plan prior to the plan being adopted by the City Council. The plan allocates funding citywide. (Staff contact: Jennifer Schuman at (801) 535-7276 or Jennifer.schuman@slcgov.com)
2. **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 second 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**

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.