SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA AMENDED In Room 326 of the City & County Building December 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.

<u>DINNER</u> - 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.

 <u>OPMA Training</u> – A representative from the City Attorney's office will conduct a training on the Open and Public Meeting Act.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326 APPROVAL OF MINUTES FOR NOVEMBER 13, 2019 REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

The Planning Commission will hear a presentation by Ted Knowlton from the Wasatch Front Regional Council regarding Wasatch Choices and what it means for Salt Lake City. Wasatch Choice (Wasatch Choice) is the shared regional vision for long-term transportation investments, development patterns and economic opportunities. It has been built from the ground up through collaboration between cities, towns, and counties across the Greater Wasatch Front, facilitated by Wasatch Front Regional Council and Mountainland Association of Governments. Overall it answers the questions: what the key quality of life goals we want to achieve together, what are the key strategies to achieve them, and how might we organize those strategies geographically. For the cities that have been involved, Wasatch Choice may also help in keeping broad goals and issues in mind as local decisions are considered.

PUBLIC HEARINGS

- <u>942 South 900 East ADU</u> Andrea Palmer of Modal Living Inc, on behalf of the owner, Kimberlee Lofthouse, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached accessory structure located in the southwest corner of the rear yard of the home located at 942 South 900 East. The ADU will measure approximately 32' wide by 13' 6" inches deep by 11'3" high with square footage of approximately 432'. Salt Lake City Zoning Ordinance section 21A.33.020: Table of Permitted and Conditional uses for Residential Districts, 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 within Council District 5, represented by Erin Mendenhall. (Staff contact: Chris Lee at (801) 535-7706 or christopher.lee@slcgov.com) Case number PLNPCM2019-00651
- 2. <u>Special Exception for an Over-Height Fence at approximately 762 West 1355 South</u> Wayne Gordon, architect representing the property owner, is requesting Special Exception approval for an over-height fence in the front yard of the property located at approximately 762 West 1355 South. The proposed six-foot (6') high chain-link fence would be along the

front property line and driveway approach. By ordinance, fences are limited to four (4) feet in height in the front yard. The applicant is proposing the additional fence height for increased security and crime deterrence, such as trespassing, theft, and vagrancy. The subject property is zoned M-1 (Light Manufacturing) and is located within Council District 2, represented by Andrew Johnston. (Staff Contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com) **Case number PLNPCM2019-00852**

- 3. <u>Alley Vacation at approximately 740 West 900 South</u> A request by West End LLC, the applicant and surrounding property owner, for an alley vacation or closure. The alley is located near the address of 740 West 900 South, runs mid-block, east/west, and was previously partially vacated in 1993. The subject alley is surrounded by the M-1 (Light Manufacturing) zoning district and is located within Council District #2, represented by Andrew Johnston. (Staff Contact: Nannette Larsen at (801) 535-7645 or nannette.larsen@slcgov.com) Case number PLNPCM2019-00813
- 4. <u>Fleet Block Zoning Map and Text Amendment</u> A request by the Mayor to amend the text of the zoning ordinance and amend the zoning map for all of the properties located on the City block known as the "Fleet Block" at approximately 850 S 300 West. The "Fleet Block" is located between 800 and 900 South and 300 and 400 West. The text amendment would create a new zone in the City Zoning Ordinance, titled Form Based Urban Neighborhood 3 (FB-UN3). The map amendment would change the zoning of the properties from PL (Public Lands) and CG (General Commercial) to the FB-UN3 zone. The FB-UN3 zone would apply new design, height, bulk, use, and other development standards to the properties. Related provisions of Title 21A Zoning may be amended as part of this petition. The properties are located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Daniel Echeverria at (801) 535-7165 or daniel.echeverria@slcgov.com) 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 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 <u>www.slctv.com</u>. 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.