

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

January 8, 2020 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 DECEMBER 11, 2019

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Conditional Use for ADU 2651 S. Imperial Street** - Andrea Palmer, representing the property owner and Modal Living, is requesting Conditional Use approval for a 432-square foot accessory dwelling unit (ADU) to be located to the back-northeast corner of the property at approximately at 2651 S. Imperial Street. The property zoned R-1/7,000 (Single-Family Residential), where ADUs must be processed as a conditional use. The property is located within District 7, represented by Amy Fowler. (Staff contact: Lauren Parisi at (801) 535-7226 or lauren.parisi@slcgov.com) **Case number PLNPCM2019-00999**
2. **Zoning Map Amendment at approximately 1172 E Chandler Dr** - Bruce Baird, representing the property owner, is requesting a Zoning Map Amendment to rezone the property at the above listed address from OS Open Space to FR-3/12,000 Foothills Residential. The intent of the rezone is to match the zoning of the property to the east, which is under the same ownership, in order to allow residential accessory uses on the property after the two lots are combined. The subject property is located within Council District 3, represented by Chris Wharton. (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case number PLNPCM2019-00795**
3. **Cleveland Court at approximately 1430 S 400 E** - Cleveland Court LLC, property owner, is requesting approval from the City to develop a 7-unit rowhouse at the property located at approximately 1430 S 400 E. This project requires the following applications:
 - a. Master Plan Amendment - The future land use map in the Central Community Master Plan designates the property as "Low Density Residential". The petitioner is requesting to amend the future land use map for the parcel to "Medium Density Residential". **Case number PLNPCM2019-00189;**
 - b. Zoning Map Amendment - The property is currently zoned RMF-35 Moderate Density Multi-Family Residential, which would permit a 5-unit multifamily development on the lot. The petitioner is requesting to amend the zoning map designation to FB-UN1 Form

Based Urban Neighborhood. Form based districts are intended to focus primarily on form, scale, placement, and orientation of buildings rather than density. **Case number PLNPCM2019-00190;**

- c. Planned Development – The applicant is requesting modifications to the FB-UN1 building regulations allowing for reduced setbacks in front and rear yards and a reduced setback for an attached garage. **Case number PLNSUB2019-00934.**

The subject property is located within City Council District 5, represented by Erin Mendenhall (Staff contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com)

4. **Off-Street Parking Chapter Ordinance Revision** - A public hearing will be held in regard to the proposed revisions to the off-street 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. The proposed amendments seek to:
- a. Update parking requirements to better reflect current market demand in the City based on community feedback, City master plans, and planning best practices;
 - b. Simplify confusing parking regulations that are difficult for property owners to understand and use significant staff resource to interpret and administer;
 - c. Address technical issues that have been identified through the day to day administration of the parking chapter;
 - d. Establish a framework that allows for a parking ordinance that can be responsive to the changing dynamics of Salt Lake City's development patterns.

(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.