

SALT LAKE CITY PLANNING COMMISSION MEETING AMENDED AGENDA

**This meeting will be an electronic meeting pursuant to the
Salt Lake City Emergency Proclamation**

November 18, 2020, at 5:30 p.m.

(The order of the items may change at the Commission's discretion)

This Meeting will **not** have an anchor location at the City and County Building. Commission Members will connect remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Planning Commission meetings, they are available on the following platforms:

- YouTube: www.youtube.com/slclivemeetings
- SLCTv Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; planning.comments@slcgov.com or connect with us on Webex at:

- <http://tiny.cc/slc-pc-11182020>

Instructions for using Webex will be provided on our website at SLC.GOV/Planning

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM **REPORT OF THE CHAIR AND VICE CHAIR**

REPORT OF THE DIRECTOR

1. **Consideration of a Stay of Decision** - On October 28, 2020 the Planning Commission approved a special exception for additional building height to add a second story to existing home located at approximately 1400 East Federal Way; Case number PLNPCM2020-00465. That decision has been appealed. City ordinance 21A.52.120.B authorizes the Planning Commission to consider whether to stay the decision that is being appealed. A stay prevents the city from taking any further action regarding the application, including issuing building permits, performing inspections, or finalizing inspections, until a decision is reached by the appeals hearing officer. A stay does not prohibit the applicant from performing work on the subject property that does not require a permit or for work related to a permit that has already been issued. If a stay is not granted, the city would be obligated to issue permits, perform inspections and approve permits. The property owner proceeds at their own risk pending a decision on the appeal. (Staff contact: Caitlyn Miller at (385) 315-8115 or caitlyn.miller@slcgov.com)

CONSENT AGENDA

2. **Kensington Tower Time Extension Request** – Steve Brown, project representative, is requesting a one-year time extension of approval for the Kensington Tower Design Review. The applicant has indicated that additional time is needed due to delays related to the current COVID-19 pandemic. Design Review was approved by the Planning Commission on November 13, 2019 for a 448-foot-tall multi-family residential tower. The subject property is located at approximately 75 E. 200 S., in the D-1 (Central Business District) within Council District 4, represented by Ana Valdemoros. (Staff contact: John Anderson at (385) 226-6479 or john.anderson@slcgov.com) **Case number PLNPCM2019-00786**

3. APPROVAL OF MINUTES FOR OCTOBER 28, 2020

PUBLIC HEARINGS

1. **Conditional Use ADU at approximately 2321 S Windsor St** - Andrea Palmer with Modal, representing the property owner, is seeking Conditional Use approval for an Accessory Dwelling Unit (ADU) in a detached structure at approximately 2321 S Windsor Street. The ADU will be located in the Southeast corner of the rear yard of the subject property. The ADU will measure approximately 561 square feet and will measure a height of approximately 11 feet 7 inches. The subject property is located in the R-1/5,000 Single-Family Residential zoning district and is located within Council District 7, represented by Amy Fowler. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00512**
2. **East Liberty Tap House Conditional Use for a Bar at approximately 850 East 900 South** - Caroline & Josh Stewart, the property owners, are requesting Conditional Use approval for a bar establishment to be located at 850 E 900 S. The space is currently occupied by the East Liberty Tap House and the bar establishment will retain the same name and ownership. The applicants are proposing to change the existing tavern/restaurant license and approval at this location to a bar establishment which requires a new Conditional Use approval. A Bar is allowed as a Conditional Use in the CB – Community Business zoning district subject to certain size limitations. An area that previously functioned as a private dining room will be incorporated into the bar's space for patrons. The building's exterior, parking and other aspects are not being modified through this request. The subject property is located within Council District 5, represented by Darin Mano (Staff contact: David J. Gellner at (385) 226-3860 or david.gellner@slcgov.com) **Case number PLNPCM2020-00558**
3. **Emeril Townhomes Planned Development, Design Review and Preliminary Subdivision at approximately 833 W Emeril Avenue** - Jarod Hall, representing the property owner, is requesting approval for a new townhome development at 833 Emeril Avenue. The project will replace one single family residence on a single lot with 12 single family attached townhomes. The total site is 0.27 acres. The proposed project is subject to the following applications:
 - a. **Planned Development:** The Planned Development is needed to address the lack of street frontage and modifications to the TSA zoning regulations. **Case number PLNPCM2020-00288**
 - b. **Design Review:** The development requires Design Review approval as the development did not receive enough points through the TSA development review process for administrative (staff level) approval. **Case number PLNPCM2020-00289**
 - c. **Preliminary Subdivision:** The development also involves a preliminary plat to create the individual new townhome lots. **Case number PLNSUB2020-00347**

The subject property is located within Council District 2, represented by Andrew Johnston. (Staff contact: Katia Pace at (801) 535- 6354 or katia.pace@slcgov.com)

4. **Deleting Special Exceptions from the Zoning Ordinance and Associated Ordinance Changes** - Mayor Erin Mendenhall, at the request of the Planning Division, is requesting amendments to the zoning ordinance regulations regarding special exceptions. The proposal would delete and eliminate the special exception process from the zoning ordinance. A special exception is a minor alteration of a dimensional requirement of the zoning ordinance or addresses accessory uses and structures. There are more than forty special exceptions authorized in the zoning ordinance. The proposal addresses each special exception and results in each special exception being deleted, permitted, or authorized through a different process in the zoning ordinance. Some special

exceptions that will become permitted include changes to standards to add flexibility and reduce impacts. Special exceptions are approved by staff of the Planning Division, the Planning Commission, or Historic Landmark Commission. The proposed amendments involve multiple chapters of the Zoning Ordinance. Related provisions of Title 21A-Zoning and Title 14 may be amended as part of this petition. The changes would apply Citywide. (Staff contact: Nick Norris at (801) 535-6173 or nick.norris@slcgov.com) **Case number PLNPCM2020-0606**

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at slc.gov/planning/public-meetings. 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.