

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

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

March 10, 2021 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-03102021>

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

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM

APPROVAL OF MINUTES FOR FEBRUARY 24, 2021

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

UNFINISHED BUSINESS (Not a Public Hearing)

1. **IRA Planned Development & Preliminary Subdivision Plat at approximately 1024 East 500 South**
- The commission tabled the item and asked for research into the legal status of the street named Koneta Court. A request by IRA 1024, LLC for approval of a preliminary subdivision plat as a planned development to divide one existing lot into two lots for a new two-family dwelling at approximately 1024 E 500 South. The reason for the planned development application is the new lot will front Koneta Court, which is not a dedicated public street. The site is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com) **Case numbers PLNSUB2020-00413 & PLNSUB2018-00697**

PUBLIC HEARINGS

1. **Ground Lease Area at approximately 1269 S Legacy View Street** - The petitioner, T-Mobile, is requesting conditional use approval to enlarge the area used for ground equipment that is part of a project to co-locate wireless antennas (cell phone) on an existing monopole. The monopole and antenna array will not increase in height. Per section 21A.40.090.E.2.g(E) of the Zoning Ordinance, conditional use approval is required review if the new ground equipment does not fit into the existing fenced (leased) area. The subject property is located within the M-1 (Light Manufacturing) zoning district and is located within Council District 2, represented by Andrew Johnston. (Staff contact: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2020-00845**
2. **Fence Height Special Exception at approximately 134 E Edgecombe Drive** - Jon Rogers, property owner representative, has requested to amend a special exception approval issued in 2018 (PLNPCM2018-00846), which allowed the property owner of 134 E Edgecombe Drive to erect a 6-

foot tall wrought iron fence within the front and side yard setbacks. The applicant is requesting to amend the original decision to now allow for a 4-foot privacy screen to be attached to the existing fence. The property is zoned R-1/7,000 (Single-Family Residential) and within Council District 3, represented by Chris Wharton. (Staff contact: Amanda Roman at (385) 386-2765 or amanda.roman@slcgov.com) **Case number PLNPCM2020-00926**

3. **Alley Vacation at approximately 968 E Elm** - Jonas & Danielle Sappington, owners of the property at approximately 968 E Elm Avenue, are requesting to vacate the alley that runs south of their property, more specifically between 1000 E and Lincoln Street. The alley is oriented east-west, and the proposal is to vacate the eastern half of the alley, which abuts 4 residential properties. The applicants identify public safety and lack of use of the public right-of-way as the main reasons for the request. The subject property is located within Council District 7, represented by Amy Fowler. (Staff contact: Amanda Roman at (385) 386-2765 or amanda.roman@slcgov.com) **Case number PLNPCM2020-00999**

4. **Tradition Pointe Apartments Design Review at approximately 1425 S Jefferson Street**- Mark Garza of TLG Company, has requested Design Review approval for the Tradition Pointe Apartments project to be located on three (3) contiguous parcels located at 119 W 1400 S, 1411 S Jefferson Street, and 1425 S Jefferson Street. The proposed project is for a 78-unit apartment building on a 0.45 acre (19,602 square feet) consolidated parcel. The proposed building will be seven stories in height and will be approximately 74-feet tall. The apartments will be a mix of studio and 1-bedroom apartments. The properties are located within the CG- General Commercial zoning district. The CG zoning district requires Design Review approval for proposed buildings over 60' in height. The proposal is located within Council District 5, represented by Darin Mano. (Staff contact: Eric Daems at (385) 226-3187 or eric.daems@slcgov.com) **Case number PLNPCM2020-00661**

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.