

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

**This meeting will be an electronic meeting pursuant to the
Salt Lake City Emergency Proclamation
March 24, 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-032421>

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 MARCH 10, 2021

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

CONSENT AGENDA

1. **1807 S 1900 E Time Extension Request** - Susan Klinker, property owner, is requesting for a one-year time extension of approval for the conditional use approval for a detached 2-story accessory dwelling unit (ADU) at 1807 South 1900 East. The applicant has indicated that additional time is needed due to delays related to the current COVID-19 pandemic. The Conditional Use was approved by the Planning Commission on April 22, 2020. The subject property is located in the R-1/7,000 (Single-Family Residential) zoning district within Council District 6, represented by Dan Dugan. (Staff contact: Linda Mitchell at (385) 386-2763 or linda.mitchell@slcgov.com) **Case Number: PLNPCM2019-01065**

PUBLIC HEARINGS

1. **1583 E Stratford Master Plan and Zoning Map Amendments** - Salt Lake City received a request from Erin Hoffman with Stratford Investment Properties, the property owner, to amend the Sugar House Master Plan and the zoning map for a property located at approximately 1583 East Stratford Ave. The proposal would rezone the entire property from RMF-35 (Moderate Density Multi-Family Residential) to CN (Neighborhood Commercial) and amend the Sugar House Future Land Use Map from Medium Density Residential to Neighborhood Business. The purpose of the amendments is to convert the existing building from multi-family residential to office. The property is located within Council District 7, represented by Amy Fowler. (Staff contact: Nannette Larsen at 385-386-2761 or nannette.larsen@slcgov.com) **Case Numbers: PLNPCM2020-000393; PLNPCM2020-000394**

2. **Conditional Use for an ADU at approximately 742 S. Navajo St** - Andrea Palmer, property owner and Modal representative, is requesting Conditional Use approval for a detached accessory dwelling unit located in the rear yard of the subject property located at 742 S. Navajo St. The applicant is proposing a 425-square foot unit. The property is located within the R-1/5000 (Single-Family Residential) zoning district and is within Council District 2, represented by Andrew Johnston. (Staff contact: Kelsey Lindquist at (385) 226-7227 or kelsey.lindquist@slcgov.com) **Case Number: PLNPCM2021-00013**

3. **Nielsen Estates Rezone 833 W Hoyt Place and 834 W 200 North** - Sattar Tabriz, representing property owner J&S Property Development LLC, is requesting a Zoning Map Amendment from R-1-5,000 and R-1-7,000 (Single-family Residential) to SR-3 (Special Development Pattern Residential) at the above-listed addresses. The applicant would like to rezone the properties for a future Planned Development that would include the preservation of the existing home and add six new single-family attached homes. However, the request is not tied to a development proposal. Although the applicant has requested the property be rezoned all the way to 200 North, consideration to have the property around the existing home remain zoned R-1-7,000 may be given if access to the remainder of the property can be secured from Hoyt Place. The property is located within Council District 2, represented by Andrew Johnston. (Staff contact: Eric Daems at (385) 226-3187 or eric.daems@slcgov.com) **Case Number: PLNPCM2018-00877**

WORK SESSION

1. **Zoning 101 Training** - Planning staff will provide a zoning 101 training for the commission and the public.

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.