

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AMENDED AGENDA
August 11, 2021 at 5:30 p.m.**

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

ATTENTION: This meeting will **not** have an anchor location at the City & County Building based on the following determination by the Planning Commission Chair:

I, _____, Planning Commission Chair, hereby determine that with the ongoing COVID-19 pandemic conditions existing in Salt Lake City including, but not limited to, this week's spike in Utah Covid-19 hospitalizations and the presence of the more aggressive and contagious delta variant, that meeting at an anchor location presents a substantial risk to the health or safety of those who would be present.

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:

- <https://bit.ly/slc-pc-08112021>

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 JULY 14, and 28th, 2021
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Ground Lease Area at approximately 1269 S Legacy View Street** - The petitioner, AT&T, 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 in 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 PLNPCM2021-00669**
2. **West Temple Duplex Planned Development at approximately 1048 S West Temple** - Adam Sapers, property owner representative, is requesting planned development approval to construct a new duplex at approximately 1048 S West Temple. The proposal includes retaining the existing single-family home on-site and building a new duplex on a newly created lot. Planned Development approval is requested to modify the required lot width from 50 feet to approximately 37 feet, and the lot area from 8,000 square feet to approximately 6,000 square feet for the new lot. The proposal was

originally brought before the Planning Commission at their June 24, 2020 meeting. The request was tabled to allow the petitioner time to address concerns raised by the Commission. The site is located in Council District #5, represented by Darin Mano (Staff contact: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **Case number PLNSUB2020-00174**

3. **Conditional Use and Special Exception for a Detached ADU at approximately 1228 South 800 East** - Jason Wheeler of Assist, Inc., on behalf of Lisa Benham, the property owner, is requesting Conditional Use approval for a 642 square foot, 15'2" tall detached accessory dwelling unit (ADU) in the rear yard and Special Exception approval for a condensing unit located less than 4 feet from the north lot line of the property. The property is zoned R-1/5,000 Single-Family Residential and is located within Council District 5, represented by Darin Mano. (Staff contact: Sara Javoronok at 385-226-4448 or sara.javoronok@slcgov.com) **Case numbers PLNPCM2021-00009 & PLNPCM2021-00777**
4. **Zoning Map Amendment and Master Plan Amendments for the Properties Located at 1948 and 1950 South West Temple Street** - The Banks Group, LLC, property owner is requesting that the City amend the zoning map and associated future land use map for their property located at 1950 South West Temple and a portion of their property located at 1948 South West Temple. The requests are part of an effort to expand the existing Intermountain Wood Products operation to meet company needs and to have uniform zoning on their properties which would later be consolidated. This project requires both a Zoning Map and Master Plan Amendment. The 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 numbers: PLNPCM2021-00291 & PLNPCM2021-00292**
 - a. **Master Plan Amendment** - The associated future land use map in the Central Community Master Plan currently designates the subject portion of the properties as "Medium Density Residential" while the remainder of the property is designated as "Medium Residential/Mixed Use." The petitioner is requesting to amend the future land use map so that the entire property is designated as "Medium Residential/Mixed Use". **Case number PLNPCM2021-00292.**
 - b. **Zoning Map Amendment** - The main property is currently split-zoned between RMF-35 (Moderate Density Multi-Family Residential) on the east portion and CG (General Commercial) zoning on the west portion while the smaller parcel along South West Temple is fully zoned RMF-35. The petitioner is requesting to amend the zoning map designations for the properties or portions that are zoned RMF-35 to CG. This would make the zoning of the consolidated parcel uniform. **Case number PLNPCM2021-00291**
5. **Ward Over Height Fence Appeal** - Jeremiah Taylor, on behalf of the property owner, is appealing the denial of a Special Exception request for an over height fence at 179 West Paxton Avenue. The fence has already been constructed and ranges from four feet to eight feet in height. The subject property is located in the RMF-35 Moderate Density Multi-Family Residential District and is within Council District 5, represented by Darin Mano. (Staff contact: Caitlyn Tubbs at (385) 315-8115 or caitlyn.tubbs@slcgov.com) **Case number PLNAPP2021-00560**

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.