

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AGENDA
August 25, 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 & County Building based on the following determination by the Planning Commission Chair:

I, Brenda Scheer, 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@slc.gov or connect with us on Webex at:

- <https://bit.ly/slc-pc-08252021>

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 AUGUST 11, 2021
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Conditional Use for the Samoan Independent 7th Day Adventist Church** - Jeffery Gardner, of Architectural Nexus, representing the Samoan Independent 7th Day Adventist Church, is requesting Conditional Use approval for a new church building to be located at approximately 1612-1624 South 1000 West in the RMF-35 –Residential Multi-Family zoning district. The proposed new church building includes a multi-function gym space which will also double as a chapel and sanctuary space. The project will also include two classrooms, a small kitchen and support spaces. The property is located within Council District 2, represented by Dennis Faris. (Staff contact: Amy Thompson at 385-226-9001 or amy.thompson@slc.gov) **Case Number PLNPCM2021-00264**
2. **Special Exception for an Over Height Fence at 2589 E Village Circle** - Michael and Sue Workman, property owners, are requesting Special Exception approval for an over

height fence within the rear yard of the property located at approximately 2589 E Village Circle. The over height section of fence would be 7 feet 6 inches from finished grade. In residential districts, rear yard fences are permitted up to 6 feet. The property is zoned R-1/12,000 (Single-Family Residential) and within Council District 6, represented by Dan Dugan. (Staff contact: Amanda Roman at (385) 386-2765 or amanda.roman@slcgov.com) **Case number PLNPCM2020-00755**

3. **Text Amendment for 2nd Story Rooftop Commercial Uses in FB-SE Zone** – Bill Grodnik, owner of the property at approximately 2166 S 900 East, has submitted an application for a zoning text amendment that would impact all properties in the FB-SE (Form Based Special Purpose Corridor Edge Subdistrict) citywide. The FB-SE zone currently limits commercial or nonresidential uses to first two stories and a height of 30 feet. The proposed text amendment would allow for rooftop commercial uses above the second story, subject to meeting the 30-foot height limitation. The proposed amendment affects section 21A.27.040.D FB-SE Building Form Standards. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Amy Thompson at 385-226-9001 or amy.thompson@slcgov.com) **Case number PLNPCM2021-00431**
4. **CB Zoning Text Amendment – School: Professional or Vocational with Outdoor Use** - Salt Lake City has received a request from Architectural Nexus proposing a zoning text amendment to the CB – Community Business zoning district that would allow a “School: Professional and Vocational (Outdoor)” and associated activities to be allowed on a portion of their property at 2545 E. Parleys Way. The property is zoned CB – Community Business zoning district which only allows vocational uses within an enclosed building. The applicant proposes to use a designated portion of their site, approximately 3,750 square feet in size, for the building of Accessory Dwelling Units or tiny homes on an ongoing basis. To that end, the applicant is proposing an amendment to the CB zoning district to establish a designated “Build Area” on their site where a “School: Professional and Vocational (Outdoor)” is allowed. This amendment would not apply to other properties in the CB zoning district or beyond the designated area on the subject property. The subject property is located within Council District 7, represented by Amy Fowler. (Staff contact: David J. Gellner at 385-226-3860 or david.gellner@slcgov.com) **Case number PLNPCM2020-01024**
5. **2200 W AG-2 to M-1 Zoning Map Amendment** - Chad Salmon, property owner, is requesting to amend the existing zoning for one parcel located at approximately 2060 N 2200 W. The proposed change is from the AG-2 (Agricultural) to the M-1 (Light Manufacturing) zoning district. The amendment is to implement the master plan zoning and to accommodate future development of the property. No specific site development proposal has been submitted at this time. The property is located within Council District 1, represented by James Rogers. (Staff contact: Krissy Gilmore at 385-214-9714 or kristina.gilmore@slcgov.com) **Case number PLNPCM2021-00575**
6. **Tech Related Land Uses** - A proposal initiated by Mayor Erin Mendenhall to add tech related land uses to the zoning code and identify the zoning districts where the new tech

related land uses would be allowed and under what conditions the uses may be allowed. The proposal impacts zoning districts citywide and impacts multiple sections of Title 21A Zoning. Related provisions of Title 21A may also be amended as part of this petition. Information on this proposal can be found at <https://www.slc.gov/planning/2021/05/21/tech-lake-city-zoning-updates/> (Staff contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com) **Case number PLNPCM2021-00551**

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