

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AMENDED AGENDA
December 8, 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, Amy Barry, Chair of the Planning Commission, hereby determine that with the ongoing COVID-19 pandemic conditions existing in Salt Lake City including, but not limited to, the elevated number of cases, that meeting at an anchor location presents a substantial risk to the health and 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-12082021>

Instructions for using WebEx are 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
APPROVAL OF THE MINUTES FOR NOVEMBER 10, 2021

PUBLIC HEARINGS

1. **Conditional Use ADU at approximately 1849 East 1300 South** - The property owner, Clayton Morgan, is requesting Conditional Use approval to build an Accessory Dwelling Unit (ADU) over a detached garage at the above-listed address. The ADU would measure approximately 416 square feet in size and 22 feet in height. The subject property is zoned R-1/5,000 (Single Family Residential) and is located within Council District 6, represented by Dan Dugan. (Staff contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2021-00533**

~~2. **Arment Conditional Use ADU at approximately 1167 Sherman Ave** - The property owner, Jean Arment, is requesting conditional use approval for a 15-foot tall, 420-square-foot detached accessory dwelling unit (ADU) that will be located in the rear yard at the above-listed address. The subject property is a **POSTPONED** square feet) in size and within the R-1/5,000 Single Family Zoning District. The subject property is located within Council District 5, represented by Darin Mano. (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case number PLNPCM2021-00899**~~

3. **Wasatch Avenue Trust Planned Development at Approximately 1387 West Wasatch Avenue** - Wasatch Avenue Trust, representing the property owner, is requesting approval for a Planned Development to subdivide the property listed above in order to create a second lot to build a single-family dwelling at a future date. Planned Development approval is required to reduce the east side yard setback from ten feet to 7.17 feet, and to reduce the lot width from 50 feet to 37.53 feet for both lots. The existing single-family home on lot 1 will be retained. The property is zoned R-1/5,000 (Single-Family Residential) located within Council District 2, represented by Dennis Faris. (Staff contact: Diana Martinez at 801-535-7215 or diana.martinez@slcgov.com) **Case number PLNPCM2021-00681 & PLNSUB2021-00938**
4. **Central Park Townhomes Planned Development at Approximately 1861 South 1300 East** - Chase Manning of EDGEhomes, representing the property owner, has requested Planned Development approval to construct five new three-story townhomes at the above-listed address. The applicant is requesting Planned Development approval for a reduction of the minimum lot width from 25 feet to 20 feet, and an additional five feet of height (beyond the 30-foot maximum) to accommodate railings for decks on the roofs of the proposed townhomes. Each townhome would sit on its own lot. The subject property is zoned RMF-30 (Low-Density Density Multi-Family Residential) and is located within Council District 7, represented by Amy Fowler. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case number PLNPCM2021-00886 & PLNSUB2021-00882**
5. **Stealth Towers Text Amendment** - Pete Simmons, representing Cellco Partnership (dba Verizon Wireless), is requesting to amend section(s) of title 21A.32.070 PL Public Lands District and 21A.40.090.E Wireless Telecommunication Facilities to increase the allowed height of stealth wireless telecommunication facilities to 75 feet in the PL Public Lands Zoning District. Specifically, this request would allow stealth wireless telecommunication facilities taller than 35 feet in the PL district as a conditional use. The PL district is located city-wide, so this request would affect all Council Districts. (Staff contact: Aaron Barlow at 385-386-2764 or aaron.barlow@slcgov.com) **Case number PLNPCM2020-00284**
6. **Western Gardens Zoning Map Amendment at Approximately 550 South 600 East** - Tyler Morris of Cottonwood Residential is proposing a zoning map amendment for the above-listed address, changing the 2.3-acre parcel from CN (Neighborhood Commercial) to FB-UN2 (Form Based Urban Neighborhood) in its entirety. The parcel is currently occupied by the Western Gardens commercial center. This zoning map amendment change will facilitate the redevelopment of this parcel into a multifamily project. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: Lex Traughber at 801-535-6184 or lex.traughber@slcgov.com) **Case number PLNPCM2021-00420**
7. **Future Land Use Map & Zoning Map Amendments for the former Sugar House Fire Station** Mayor Erin Mendenhall has initiated an amendment to the Sugar House Community Master Plan and the Salt Lake City Zoning Map for properties located at approximately 1085 Simpson (2 parcels with the same address), 1095 Simpson, 1097 Simpson and 1104 Sugarmont Drive. The proposal would modify the future land use designation in the Sugar House Community Plan from "Public Lands and Institutional" to "Business District Mixed Use Town Center Scale" and the zoning map from PL Public Lands to CSHBD-1 Central Sugar House Business District 1. The purpose of the proposal is to facility the future development of the site. No development proposals are being considered at this time. The

subject properties are located within City Council District 7, represented by Amy Fowler. (Staff contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com) **Case number PLNPCM2021-00914 & PLNPCM2021-01007**

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.