

**SALT LAKE CITY PLANNING DIVISION
PLANNING COMMISSION MEETING AMENDED AGENDA
July 13, 2022 at 5:30 p.m.
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111**

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

This meeting will be held in person at the City & County Building. If you are interested in watching the Planning Commission meeting it will be available on the following platforms:

- YouTube: www.youtube.com/slclivemeetings
- SLCtv Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are unable to attend in person but would like to submit comments regarding an item on the agenda, please email your comments to the staff contact listed for each item or provide general comments to planning.comments@slcgov.com.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 326 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326
APPROVAL OF THE MINUTES JUNE 8, 2022
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR

PLANNING COMMISSION DISCUSSION - The Commissioners may discuss planning, zoning, and general land use items that are not listed on the agenda. This discussion will be limited to no more than 10 minutes. There is no public discussion associated with this item.

PUBLIC HEARINGS

1. **Conditional Use Permit for an ADU at approximately 1852 East 2700 South** - Barbara Harvath, the property owner, is requesting approval from the City for a conditional use permit to allow an ADU (Accessory Dwelling Unit) on property located at approximately 1852 East 2700 South. The proposed ADU will be converted from an existing, detached garage located to the rear of the house on the property. The proposed ADU would measure approximately 641 SF in size and 12 feet in height. The subject property is zoned R-1-12,000 (Single Family Residential) and is located within Council District 7, represented by Amy Fowler. (Staff contact: Rylee Hall, Principal Planner, at (801) 535-6308 or rylee.hall@slcgov.com) **Case number PLNPCM2022-00134**

2. Mendon Court Preliminary Subdivision and Planned Development at approximately 839 S Mendon Court

~~Gary Knapp with JZW Architects, representing the property owner, has submitted Planned Development and Preliminary Plat for a property located at 839 S Mendon Court. The proposed development consists of 12 townhomes, each on their own lot. The subject property is currently zoned Moderate Density Multifamily Residential (RMF-35) zoning district.~~

POSTPONED

a. ~~Preliminary Plat: Each townhome will be subdivided onto its own lot. The applicant is requesting approval for lots without frontage on a public street. **Case number PLNSUB2022-00419**~~

b. ~~Planned Development: Planned Development approval is required for lots without frontage on a public street, to allow an accessory structure in the front yard setback, exceeding the maximum parking allowed, modified landscape buffers, and a fence over 4 feet in height forward of the primary façade. **Case number PLNPCM2021-01087**~~

The project is within Council District 5, represented by Darin Mano. (Staff contact: Krissy Gilmore at 801-535-7780 or Kristina.gilmore@slcgov.com)

3. Electric Vehicle Readiness Ordinance - This is a request by Mayor Erin Mendenhall to amend the zoning ordinance regulations (Chapter 21A.44) to require a minimum of 20% of on-site parking spaces be constructed electric vehicle ready (EV-ready) for multi-family new-construction properties, meaning that they will have electrical conduit and sufficient electrical capacity for the future use of an electric vehicle charging station. EV-ready parking spaces would not require an installed charging station. (Staff Contact: Peter Nelson at 801-535-6477 or peter.nelson@slcgov.com) **Case number PLNPCM2022-00374**

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.