

**SALT LAKE CITY  
PLANNING COMMISSION  
MEETING AGENDA  
In Room 326 of the City & County Building at 451 South State Street  
Wednesday, January 9, 2013, at 5:30 p.m.**

The field trip is scheduled to leave at 4:00 p.m.

Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in the Room 126 of the City and County Building.

A WORK SESSION is not scheduled for this meeting

The regular meeting will start at 5:30 p.m. in Room 326

APPROVAL OF MINUTES FOR DECEMBER 12, 2012

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

**PUBLIC HEARING(S)**

**Administrative Matters**

1. **PLNPCM2012-00615 The Lays Over Height Fence** – A request by Ron Lay for a Special Exception for a fence that exceeds the six foot height limit of the zoning ordinance by two feet located at approximately 1351 West Arapahoe in the Single Family Residential (R-1/5000) zoning district in Council District 2, represented by Kyle LaMalfa. (Staff contact: Anna Anglin at 801-535-6050 or [anna.anglin@slcgov.com](mailto:anna.anglin@slcgov.com))
2. **PLNPCM2012-00796 Nichols Special Exception for an “in line” addition** - a request by Amy & Scott Nichols, represented by Stan Avery (contractor), for approval to construct an addition to the existing single family home that would not comply with the required 10-foot side yard setback on the south side of the home located at approximately 2675 South 1500 East. The addition would encroach less than one foot into the side yard, in line with the rear porch steps. The property is located in the R-1/7,000 (Single Family Residential) zoning district, in Council District 7, represented by Soren Simonsen. (Staff contact: Casey Stewart at (801) 535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com))

**Legislative Matters**

3. **PLNPCM2012-00588 Lobb Zoning Amendment 1321 South 500 East** - a request by Michael Lobb, property owner, to include “mixed use” as an allowed use at the subject property in anticipation of a 7-unit attached townhome live/work project. The property is located at 1321 South 500 East, in the CN (neighborhood commercial) district, within Council District 5, represented by Jill Remington Love. (Staff Contact: Casey Stewart at 801-535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com))
4. **PLNPCM2012-00608 Liberty Heights Fresh Master Plan Amendment** - A request by Steven Rosenberg to amend the Central Community Master Plan Future Land Use Map at approximately 1073 South 1300 East from Low Density Residential to Community Commercial. The purpose of the amendment is to allow the removal of a single family home on site that would be replaced with a mixed residential/commercial use on site. The subject property is zoned R-1/5,000 (Single Family Residential District) and is located in City Council District 5 represented by Jill Remington Love (Staff contact: Ray Milliner at (801) 535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).
  - **PLNPCM2012-00610 Liberty Heights Fresh Master Plan Amendment** – A request by Steven Rosenberg to amend the Central Community Zoning Map at approximately 1073 South 1300 East from R-1/5,000 (Single Family Residential District) to CN (Neighborhood Commercial). The purpose of the amendment is to allow the removal of a single family home on site and replace it with a mixed residential commercial use on site. The subject property is zoned R-1/5,000 (Single Family Residential District) and is located in City Council District 5 represented by Jill Remington Love (Staff contact: Ray Milliner at (801) 535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).
  - **PLNPCM2012-00607 Liberty Heights Fresh Master Plan Amendment** - A request by Steven Rosenberg for a Minor Subdivision Amendment to combine the lots at approximately 1073 East 1300 South and 1290 South 1100 East into one lot of record. The reason for the request is to allow for the expansion of the existing commercial use on site. The subject property at 1073 East 1300 South is located in the R-1/5,000 (Single Family Residential District), and the property at 1290 South 1100 East is located in the CN (Neighborhood Commercial District) and is located in Council District 5, represented by Jill Remington Love. (Staff contact: Ray Milliner at (801) 535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).
  - **PLNPCM2012-00609 Liberty Heights Fresh Master Plan Amendment** - A request by Steven Rosenberg for a Conditional Building and Site Design Review application that would grant an exception to reduce the required corner side yard setback on the south from fifteen feet (15') to one foot (1') and the front setback on the east from fifteen feet (15') to three feet six inches (3'6") at approximately 1073 East 1300 South and 1290 South 1100 East. The purpose for the request is to allow the redevelopment of the existing commercial business. The subject property at 1073 East 1300 South is located in the R-1/5,000 (Single Family Residential District), and the property at 1290 South 1100 East is located in the CN (Neighborhood Commercial District) and is located in Council District 5, represented by Jill Remington Love. (Staff contact: Ray Milliner at (801) 535-7645 or [ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)).

*The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at [www.slcgov.com/CED/planning](http://www.slcgov.com/CED/planning) for copies of the Planning Commission agendas, staff reports, and minutes. 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. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at [www.slctv.com](http://www.slctv.com).*

*People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance of the hearing in order to attend. Accommodations may include alternate formats, interpreters and other auxiliary aids. This is an accessible facility. For questions, requests or additional information, please contact the Salt Lake City Planning Office at: 801-535-7757/TDD 801-535-6220.*

*Appeal of Planning Commission Decision- Any person adversely affected by a final decision of the planning commission may appeal the decision by filing a written appeal with the appeals hearing officer within ten (10) calendar days following the date on which a record of decision is issued.*