

**SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA**

**In Room 326 of the City & County Building at 451 South State Street
Wednesday, May 8, 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 Room 126 of the City and County Building.

**APPROVAL OF MINUTES FOR APRIL 24, 2013
REPORT OF THE CHAIR AND VICE CHAIR
REPORT OF THE DIRECTOR**

BREIFING

PUBLIC HEARING(S)

Administrative Matters

1. **Arlington Park Planned Development at approximately 1073 East 800 South** - Jeff Beck is requesting City approval to develop 3 duplex buildings (6 units total) with a single access from 800 South. The applicant is requesting that the Planning Commission grant a reduction in the rear yard setback from 25 feet to 10 feet, and relief from the requirement that a single lot have only one principal building (the site would have 3 principal buildings) at the above listed address. Currently the land is vacant and the property is zoned R-2 Single and Two Family Residential. This type of project must be reviewed as a (Planned Development). The subject property is within Council District 4, represented by Luke Garrott. The (Staff contact: Ray Milliner at (801) 535-7645 or ray.milliner@slcgov.com. File number PLNSUB2013-00049).

Legislative Matters

2. **Chapter 38 Nonconforming Uses and Non-complying Structures** – The Salt Lake City Council is requesting the City modify zoning regulations that apply to uses of land and buildings that were legally established in the past, but due to changes in zoning laws, would no longer be permitted. The proposal would accomplish the following: restructure existing regulations for clarity, modify text for consistency with State law and incorporate text for in-line additions, solar energy devices, charter schools and the Americans with Disabilities Act. The proposed regulation changes will affect Chapter 38 and sections 21A.36.020 General Provisions, 21A.54.135 Conditional Uses, 21A.060.020 List of Terms and 21A.62.040 Definitions of the zoning ordinance. Other related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com). File Number PLNPCM2009-00167).

Planning Commission Retreat

No Public Hearings will take place during the Retreat.

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 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.

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.