

**AMENDED SALT LAKE CITY
PLANNING COMMISSION MEETING
AGENDA**

**In Room 326 of the City & County Building at 451 South State Street
Wednesday, April 24, 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 10, 2013

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING(S)

Administrative Matters

1. **Gianoulis Special Exception at approximately 294 N. Federal Heights Drive** - Kevin Horn (project architect) is requesting approval from the City to construct an addition to the existing home that would not comply with front and rear yard setback requirements and would exceed grade/slope change limits at the above listed address. The property is zoned FR-3 (Foothills Residential). This type of request must be reviewed as a special exception. The subject property is within Council District 3, represented by Stan Penfold. The (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com .Case number PLNPCM2013-00094).
2. **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  the lot have only one principal building (the site would have 3 principal buildings) at  s. 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 .Case number PLNSUB2013-00049).
3. **Neighborworks Special Exception at approximately 279 North 900 West** - Neighborworks Salt Lake is requesting approval from the City to demolish the existing building and reconstruct a new building that is similar in height and size at the above listed address. The existing building is considered a non-complying structure because it does not meet current zoning standards for building coverage and setbacks. The building has also been historically used for retail and office uses. These types of uses are not allowed in the current zoning district; therefore, the uses are considered nonconforming. The applicant is requesting approval to reconstruct the building and continue these nonconforming uses. The property is zoned R-1/5000, Single-Family Residential. This type of project must be reviewed as a Special Exception. The subject property is within Council District two, represented by Kyle LaMalfa. (Staff contact: Wayne Mills at (801) 535-7282 or wayne.mills@slcgov.com .Case number PLNPCM2012-00838)
4. **North 600 Apartments at approximately 24 North 600 West**- GIV Holdings is requesting approval from the City to develop a 115 unit apartment building, that includes a mix of market rate, special needs, ADA and affordable units, which will be 5 stories in height at the above listed address. Currently the land is used for single family residential and the property is zoned Gateway Mixed Use GMU. This type of project must be reviewed as a Planed Development. The subject property is within Council District 4, represented by Luke Garrott. The (Staff contact: Doug Dansie at (801) 535-6182 or doug.dansie@slcgov.com . Case number PLNSUB2013-00097).

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.