

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

**In Room 326 of the City & County Building at 451 South State Street  
Wednesday, July 10, 2013, at 5:45 6:00 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.

**PLANNING COMMISSION MEETING WILL BEGIN AT 6:00 PM IN ROOM 326**

**APPROVAL OF MINUTES FOR JUNE 26, 2013**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**PUBLIC HEARING(S)**

**Administrative Matters**

1. **Bayly Over Height Fence Special Exception at approximately 1248 W Talisman Drive** – Teag Bayly is requesting approval to construct a 6' fence on the east side of his home at the above listed address. The zoning ordinance defines the east side of this property as the front yard. In Residential zoning districts front yard fences are permitted up to a height of four feet in the front yard. The property is occupied by a single-family home and is zoned R-1/7,000 Single Family Residential. This type of project must be reviewed as a Special Exception. The subject property is within Council District 1, represented by Carlton Christensen. (Staff contact: Daniel Echeverria at (801) 535-7165 or [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com). Case number PLNPCM2013-00388).
2. **Taylor Addition Special Exception at approximately 1270 East Yale Avenue** –Doran Taylor (owner) is requesting approval from the City to construct an addition to the existing home that would not comply with the required 4-foot side yard setback on the west side of the home at the above listed address. The addition would be “in line” with the existing garage. The property is zoned R-1/5,000 Single Family Residential. This type of request must be reviewed as a special exception. The subject property is within Council District 5, represented by Jill Remington Love. The (Staff contact: Casey Stewart at (801) 535-6260 or [casey.stewart@slcgov.com](mailto:casey.stewart@slcgov.com) .Case number PLNPCM2013-00334).

**Legislative Matters**

3. **American Avenue Alley Closure at approximately 364 W. American Avenue** – BM & V Enterprises is requesting the closure of a City-owned alley located between 900 South, 400 West, American Avenue, and the railway corridor. The alley was created as part of a subdivision plat but has not functioned as a public alleyway. The alley has been gated and used for parking and private business access. If the City decides to close the alley, it will be sold to the applicant at fair market value. The property abutting the alley is zoned CG General Commercial and is located in Council District 5, represented by Jill Remington Love. (Staff contact: Wayne Mills at (801) 535-7282 or [wayne.mills@slcgov.com](mailto:wayne.mills@slcgov.com). Case number PLNPCM2013-00340)
4. **Sugar House Streetcar Rezoning and Master Plan Amendment** - Sugar House Streetcar Zoning and Master Plan Amendment - Mayor Ralph Becker is requesting the City adopt new zoning regulations for the development of parcels in and around the vicinity of the Sugar House Streetcar line. The proposed regulations will be a new section of the Zoning Ordinance in Chapter 27. Related provisions of Title 21A - Zoning maybe also be amended as part of this application. In addition to the proposed zoning changes, text changes are proposed to the Sugar House Master Plan related to the streetcar corridor. The project is located within Council District 7, represented by Soren Simonsen. (Staff contact: Maryann Pickering at (801) 535-7660 or [maryann.pickering@slcgov.com](mailto:maryann.pickering@slcgov.com). Case numbers: PLNPCM2012-00576 and PLNPCM2012-00577).

*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.*