

**SALT LAKE CITY
PLANNING COMMISSION
MEETING AGENDA
In Room 326 of the City & County Building
451 South State Street
Wednesday, January 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.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR DECEMBER 11, 2013

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARING(S)

Administrative Matters

1. **Taylor Unit Legalization Appeal for 158 South 1100 East**- Karyn Taylor is requesting that the Planning Commission overturn a decision made by the Zoning Administrator that a triplex could not be recognized at this address since the structure did not exist prior to April 12, 1995 as required by ordinance. The applicant is claiming that the cut-off date is arbitrary and should not be strictly enforced. The property is zoned R-2 (Single and Two-Family Residential) and within Council District 4 represented by Luke Garrott. (Staff contact: Thomas Irvin at (801) 535-7932 or thomas.irvin@slcgov.com). Case number PLNAPP2013-00907
2. **Liberty Park Place Mixed Use Condominiums at approximately 1321 South 500 East** - Michael Lobb (owner) requests approval from the City to develop a mixed use (live/work) project located at the above address. Currently the land is occupied by a vacant building. This type of project must be reviewed as a Planned Development and Preliminary Condominium Plat. The subject property is within Council District 5 represented by Erin Mendenhall. (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com. Case numbers PLNSUB2013-00587 and -00589).
 - a. **Planned Development PLNSUB2013-00587** - a request to exceed building height limits and landscape buffer requirements of the Neighborhood Commercial (CN) zoning district.
 - b. **Preliminary Subdivision Plat PLNSUB2013-00589** - a request for preliminary approval of the related condominium plat for the six proposed condo units.

Legislative Matters

3. **Clift Infill Project** - A request by Dave Robinson and Gabe Epperson to amend the Northwest Community Master Plan Future Land Use Map and the Salt Lake City Zoning Map, for property located at approximately 552 North 1500 West. The purpose of the amendments is to allow the future development of the site with a higher density than is currently allowed. The subject properties are zoned R-1/7,000 (Single Family Residential District) and are located in City Council District 1 represented by James Rogers (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com).
 - a. **PLNPCM2012-00697 Master Plan Amendment** - a request to amend the Northwest Community Future Land Use Map to change the designation from low density residential to medium density residential.
 - b. **PLNPCM2013-00057 Zoning Map Amendment** - a request to amend the Zoning Map from R-1/7,000 (Single Family Residential District) to SR-3 (Special Development Pattern Residential District).
4. **A-Frame Sign Regulation Clarifications** - The Salt Lake City Council is requesting the City change the zoning regulations to modify the size of allowed A-Frame signs to comply with typical manufacturing dimensions of these types of signs. The proposed regulation changes will affect Section 21A.46.055 – Temporary Portable Signs. Related provisions of Title 21A – Zoning may also be amended as part of this petition. The changes would affect certain zoning districts that allow for A-Frame signs. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@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 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.