

*Note: Field Trip scheduled to leave at 4:00 p.m.*

**AMENDED AGENDA FOR THE  
SALT LAKE CITY PLANNING COMMISSION MEETING  
In Room 326 of the City & County Building at 451 South State Street  
Wednesday, February 28, 2007, at 5:45 p.m.**


Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting is open to the public for observation.

**1. APPROVAL OF MINUTES from Wednesday, February 14, 2007**

**2. REPORT OF THE CHAIR AND VICE CHAIR**

**3. REPORT OF THE DIRECTOR**

**4. UNFINISHED BUSINESS—ISSUES ONLY HEARING**

- a. The Planning Commission  discuss and receive public comment regarding aspects of the City Creek Center, West Temple to 200 East, and South Temple to 100 South, proposed by [redacted] and The Taubman Company (Staff—Doug Dansie at 535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)).

**5. PUBLIC HEARINGS**

- a. **Petition 410-06-37 and 490-06-43**— a request by Salt Lake Housing Division for a conditional use/flag lot development and 2 lot subdivision located at approximately 1017 South 1400 West. The property is 0.48 acres in size and is zoned R-1-7000 (Single Family Residential). The proposed development would include subdividing the parcel into two new parcels with one parcel becoming a flag lot. The existing house would be demolished and replaced with a new single family dwelling. A single family dwelling would be constructed on the flag lot. (Staff—Nick Norris at 535-6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com))

- b. **Petition 410-06-40**—a request for a Conditional Use for Bada Bean Coffee Shop Drive-Through. The applicant, Mr. James Watts is requesting conditional use approval for a drive-through to an existing commercial (retail goods establishment) site. The site is located at approximately 1302 South 500 East Street and is zoned CN (neighborhood commercial). (Staff —Marilynn Lewis at 535-6409 or email at [marilynn.lewis@slcgov.com](mailto:marilynn.lewis@slcgov.com)).

- c. **Petition 400-06-40, 400-06-41, and 400-06-42**— a request by Sugar Mill LLC for an amendment to the Sugar House Master Plan to increase the density and a Zoning Map amendment for six parcels located at approximately north and west of the intersection of 2100 South and 1400 East Streets. 1385 East 2100 South St.

16-16-354-032-0000	CN	
1391 East 2100 South St.	16-16-354-033-0000	CN
1381 East 2100 South St.	16-16-354-031-0000	CN
1381 East 2100 South St.	16-16-354-026-0000	R-1/5,000 (parking lot)
1998 South 1400 East St.	16-16-354-027-0000	R-1/5,000
2006 South 1400 East St.	16-16-354-028-0000	R-1/5,000

The proposal is a request by the Sugar Mill LLC for a zoning map amendment to the adopted Sugar House Zoning Map to change properties currently zoned R-1/5,000 (single-family residential) and CN (neighborhood commercial) to RMF-35 (moderate density multi-family residential). The applicant is also requesting that a portion of the adjacent alley (running east to west) be vacated under Petition 400-06-42 (Staff —Marilynn Lewis at 535-6409 or email at [marilynn.lewis@slcgov.com](mailto:marilynn.lewis@slcgov.com)).

**MEETING GUIDELINES**

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearing swill be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, public comments are limited to three (3) minutes per person, per item. A spokesperson who has already been asked by a group to summarize their concerns will be allowed five (5) minutes to speak. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to: Salt Lake City Planning Commission  
451 South State Street, Room 406  
Salt Lake City UT 84111
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies will all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

On Tuesday, February 21, 2007, I personally posted copies of the foregoing notice within the City and County Building at 451 South State Street at the following locations: Planning Division, Room 406; City Council Bulletin Board, Room 315; and Community Affairs, Room 345. A copy of the agenda has also been faxed/e-mailed to all Salt Lake City Public Libraries for posting and to the Salt Lake Tribune and Deseret News.

Signed: \_\_\_\_\_

STATE OF UTAH )

:SS

COUNTY OF SALT LAKE )

*SUBSCRIBED AND SWORN to before me this day February 21, 2007.*

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NOTARY PUBLIC residing in Salt Lake County, Utah