

**AMENDED AGENDA FOR THE  
SALT LAKE CITY PLANNING COMMISSION MEETING  
In Room 326 of the City & County Building at 451 South State Street  
Wednesday, January 9, 2008 at 5:45 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. This portion of the meeting is open to the public for observation.

**WORK SESSION**

The Commission will have a briefing/discussion concerning the Planned Development Ordinance. They may also discuss project updates and other minor administrative matters. This portion of the meeting is open to the public for observation.

**APPROVAL OF MINUTES FROM WEDNESDAY, December 12, 2007**

**REPORT OF THE CHAIR AND VICE CHAIR**

**REPORT OF THE DIRECTOR**

**ISSUES ONLY HEARING**

1. **Petition 410-07-39, Gateway Hyatt Place Hotel Conditional Use**—a request by the Boyer Company, for a planned development at 55 North 400 West. This property is zoned Gateway Mixed Use (GMU) and is located in City Council District Four (Staff—Doug Dansie at 535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)).

**PUBLIC HEARING**

1. **Petition 400-07-26, 700-700 North Redwood Road Planning Map Amendment**—a request by Thomas T. Phung, represented by [redacted] parcels located at 728 – 766 North Redwood Road from Single Family Residential (SFR) to Central Business (CB.) The request proposes to demolish three residential dwellings and other community oriented services. This property is located in City Council District One (Staff—Katia Pace at 535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)).  
**Postponed**
2. **Petition 490-07-34, Hemingway, Stanley Subdivision Amendment**—a request by Mr. and Mrs. Stanley represented by Gary Evershed of Lowell Construction Company for a subdivision amendment to amend the lot dimensions and the size and location of the buildable areas of lots 306 and 307. The two lots are located at 589 and 607 Capitol Park Avenue (295 East). The proposed amendment is in the Foothills Residential (FR-3) Zoning District in Council District Three (Staff—Mike Maloy at 535-7118 or [mike.maloy@slcgov.com](mailto:mike.maloy@slcgov.com)).
3. **City Creek Center**—The Salt Lake City Planning Commission is reviewing requests by City Creek Center Reserve, Inc. (CCRI) requesting approval for the City Creek Center, a mixed-use development on approximately twenty-five acres generally located between West Temple and 200 East, from South Temple to 100 South. This property is zoned Central Business District (D-1) and is located in City Council District Three. The specific requests to be considered by the Planning Commission include:
  - a. **Petition 410-06-38**—a request for a **Conditional Use Planned Development** approval for overall site plan and design approval for the proposed City Creek Center development. During this public hearing the Planning Commission will consider granting conceptual planned development approval for building footprints, up to the podium level, of the proposed development and the locations of entrances to the proposed parking structures for Blocks 75 and 76 and to allow building permits to be issued for the below grade parking structures and Towers 6 and 7, levels P4 through street level on Block 76, and the associated mid-block ramp on West Temple prior to final Planned Development Approval. Final design approval for the overall project, including the proposed skybridge, will be considered at a future Planning Commission public hearing.
  - b. **Petition 410-07-44**—a request for a **Conditional Use approval to Increase Building Height and to allow Additional Building Setback** for property located at approximately 50 East 100 South in the D-1 Central Business District to:
    - i. Allow construction of a building that would be approximately two hundred sixty-five feet (265') tall, which would exceed the D-1 Central Business District maximum building height regulation of one hundred feet (100') for amid-block building. This request is in addition to the previous Planning Commission approvals to allow adjustments in building height at other locations within the City Creek Center development; and
    - ii. Allow a portion of the building façade to be setback approximately fifteen feet (15') from the front property line which would exceed the D-1 Central Business District maximum front yard setback regulation of five feet (5') (Staff—Joel Paterson 535-6141 or [joel.paterson@slcgov.com](mailto:joel.paterson@slcgov.com) and Doug Dansie 535-6182 or [doug.dansie@slcgov.com](mailto:doug.dansie@slcgov.com)).

Visit the Planning and Zoning Enforcement 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.

**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 two (2) 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 Monday, January 7, 2008, 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: \_\_\_\_\_  
Tami Hansen

STATE OF UTAH )

:SS

COUNTY OF SALT LAKE )

*SUBSCRIBED AND SWORN to before me this day January 7, 2008*

\_\_\_\_\_  
NOTARY PUBLIC residing in Salt Lake County, Utah

