

**Salt Lake City Planning Division Record of Decision
May 13, 2020 5:30 p.m.**

**This meeting was held electronically pursuant to Salt Lake City Emergency
Proclamation No. 2 of 2020 (2)(b)**

1. **Conditional Use ADU at approximately 1020 S Lincoln Street** - Andrea Palmer, property owner representative, is requesting Conditional Use approval for a detached 425 square foot accessory dwelling unit (ADU) on a property located at approximately 1020 S Lincoln Street. The property is zoned R-1/5,000 Single Family Residential and is located within Council District 5, represented by Darin Mano. (Staff Contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com) **Case number PLNPCM2019-01079**

Decision: Tabled for additional information

2. **Conditional Use ADU at approximately 1371 South 500 East** - Alexis Suggs, property owner representative, is requesting Conditional Use approval for a detached 650 square foot accessory dwelling unit (ADU) on a property located at approximately 1371 South 500 East. The property is zoned R-1/5,000 Single Family Residential and is located within Council District 5, represented by Darin Mano. (Staff Contact: Linda Mitchell at (801) 535-7751 or linda.mitchell@slcgov.com) **Case number PLNPCM2019-01147**

Decision: Approved with conditions

3. **Conditional Use ADU at approximately 613 S Emery Street** - Andrea Palmer, representing the property owner, is requesting Conditional Use approval for a detached Accessory Dwelling Unit (ADU) at approximately 613 S Emery Street. The applicant is proposing a one-bedroom structure with a building footprint of approximately 432 square feet. The structure will be approximately 11 feet 8 inches in height and located in the rear of the lot. The property is zoned R-1/5000 Single-Family Residential and is located within Council District 2, represented by Andrew Johnston. (Staff Contact: Mayara Lima at (801) 535-7118 or mayara.lima@slcgov.com) **Case number PLNPCM2020-00107**

Decision: Approved with conditions

4. **Zephyr Lofts Design Review at approximately 360 West 200 South** - Micah Peters, property owner, is requesting Design Review approval for a 138-unit apartment building on a 0.73-acre lot located at approximately 360 W 200 S in the D-4 – Downtown Secondary Central Business District. The building is proposed to be eighty-five feet tall. Buildings in excess of seventy-five feet tall in the D-4 district are allowed through the Design Review process with Planning Commission approval. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff Contact: David J. Gellner at (801) 535-6107 or david.gellner@slcgov.com) **Case number PLNPCM2020-00067**

Decision: Approved with conditions

5. **Crossing at 9th Design Review at approximately 880, 876, & 866 West 200 South and 181, 175, 151, 153, & 141 South 900 West** – Gary Knapp, with JZW Architects, representing the property owner, is requesting approval of modifications to the design standards to construct a new mixed-use development at 880, 876, & 866 West 200 South and 181, 175,

151, 153, & 141 South 900 West. The standards proposed to be modified include the maximum length of a street-facing facade (360' where 200' would be required) and the maximum spacing between operable building entrances (50' where 40' would be required). The project site is located in the TSA-UN-T (Transit Station Area Urban Neighborhood-Transitional) zoning district and is located within Council District 2, represented by Andrew Johnston (Staff Contact: Eric Daems at (801) 535-7236 or eric.daems@slcgov.com) **Case number PLNPCM2020-00015**

Decision: Denied

6. **Granary on 9th Planned Development at approximately 110 West 900 South** – Alec Harwin of Sojourn Development SLC. LLC, is requesting Planned Development approval petition for a proposed mixed-use development at approximately 110 West 900 South. The proposal includes two separate principal buildings with a total of 19 residential units and two commercial units. The buildings will be approximately 40 feet tall. The reason for planned development review is for vehicles backing into the adjacent alley and for vehicle parking occupying more than 25 percent of the front facade length. The site is located within Council District 4, represented by Ana Valdemoros (Staff contact: Casey Stewart at (801) 535-6260 or casey.stewart@slcgov.com) **Case number PLNSUB2019-01033**

Decision: Approved with conditions

7. **Master Plan and Zoning Map Amendment at approximately 2903 South Highland Drive** - Pierre Langué with Axis Architects, representing the property owner Highland Row LLC, is requesting to amend the Sugarhouse Master Plan and the zoning map for a property located at approximately 2903 South Highland Drive. The proposal would rezone the eastern portion of the property (approximately the eastern 55') from R-1-7000 (Single-Family Residential) to CB (Community Business) and amend the Sugar House Future Land Use Map from Low Density Residential to Mixed Use – Low Intensity. The proposed master plan amendment to Mixed Use – Low Intensity and rezone to CB is intended to accommodate a future development on the entire property located at 2903 South Highland Drive. The site is located within Council District 7, represented by Amy Fowler. (Staff Contact: Nannette Larsen at (801) 535-7645 or nannette.larsen@slcgov.com) **Case numbers PLNPCM2020-00054 and PLNPCM2020-00053**

Decision: A Positive recommendation was forwarded to City Council

Any final decision made by the Planning Commission can be appealed by filing an “appeal of decision” application within 10 days of the decision. Contact the Planning Division for more information about filing an appeal.

Dated at Salt Lake City, Utah this 14th day of May, 2020.
Marlene Rankins, Administrative Secretary