

**Salt Lake City Planning Commission Record of Decision  
September 23, 2020 5:30 p.m.**

**This meeting was held electronically pursuant to the  
Salt Lake City Emergency Proclamation**

1. **Stanford Commons Planned Development & Preliminary Subdivision at approximately 2052 E Michigan Avenue** – Jessica Sluder from Alta Development Group, LLC, representing the property owner, is requesting approval for a new residential development at the above listed address. The proposal includes demolishing the discontinued pool area on the site and subdividing the property into four (4) lots for a proposed construction of three (3) single-family attached dwelling units. The proposed project is subject to the following petitions:

- a. **Planned Development** – Planned Development is requested to modify the required front yard setback, grade changes greater than four feet (4') within a required yard, and the required minimum lot area for the new lots. **Case number PLNPCM2020-00230**
- b. **Preliminary Subdivision** – Preliminary Plat approval is needed to create four (4) new lots. **Case number PLNSUB2020-00231**

The property is zoned RMF-30 (Low Density Multi-Family Residential) and is located within Council District 6, represented by Dan Dugan (Staff contact: Linda Mitchell at (385) 386-2763 or linda.mitchell@slcgov.com)

**Decision: Approved with conditions**

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2. **Conditional Use ADU at approximately 952 S Windsor Street** – Alexis Suggs, property owner representative, is requesting Conditional Use approval for an approximate 644 square foot accessory dwelling unit (ADU) above a new detached 3-car garage at the above listed address. 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 (385) 386-2763 or linda.mitchell@slcgov.com) **Case number PLNPCM2020-00451**

**Decision: Approved with conditions**

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3. **Twenty Ones at approximately 2105 E 2100 S** - Tom Henriod, with Rockworth Companies, is requesting approval for a new mixed-use development at the above listed address. The development includes two buildings with approximately 21,000 SF of commercial space and 107 residential units. A total of 168 parking spaces will be provided on site. Currently the land is used for commercial businesses and is zoned CB (Community Business). This type of project requires Design Review and Special Exception approval. The subject property is located in Council District 6, represented by Dan Dugan (Staff Contact: Krissy Gilmore at (801) 535-7780 or [Kristina.gilmore@slcgov.com](mailto:Kristina.gilmore@slcgov.com))

- a. **Design Review:** The development requires Design Review approval due to building size limits in the CB: Community Business zoning district as well as requested additional height on the south building. **Case number PLNPCM2019-01170**
- b. **Special Exception:** The development requires Special Exception approval due to additional height requested on the north building. **Case number PLNPCM2020-00200**

**Decision: Approved with conditions**

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4. **Planned Development request for The Abbie at approximately 1739 S Main Street** - A request by Andrew Black of CW Urban for Planned Development approval for two buildings with 13 multi-

family residential units at the above address. The subject property is located in the CC (Commercial Corridor) zoning district. The applicant is requesting Planned Development approval for a building without street frontage. The subject property is located within Council District 5, represented by Darin Mano (Staff contact: Sara Javoronok at (801) 535-7625 or sara.javoronok@slcgov.com) **Case number PLNPCM2020-00378**

**Decision: Approved with conditions**

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5. **Izzy South Design Review and Special Exception at approximately 534 East 2100 South** - Ryan McMullen, Applicant, is requesting Design Review and Special Exception approval for a proposed 71-unit mixed use building located at approximately 534 East 2100 South by the name of "Izzy South." The Applicant is requesting a modification of the maximum height requirement to accommodate architectural features on the front-facing façade of the proposed building through the Special Exception process. This project also triggers the Design Review process because the building is larger than 15,000 gross square feet in size. The property is zoned CB (Community Business) and is located within Council District 7, represented by Amy Fowler (Staff Contact: Caitlyn Miller at (385) 202-4689 or caitlyn.miller@slcgov.com) **Case numbers PLNPCM2020-00222 and PLNPCM2020-00655**

**Decision: Tabled**

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6. **Gateway Storage at approximately 134 South 700 West** - Austin Lundskog, Applicant, is requesting approval of a proposed self-storage facility 130,500 sq. ft. in size at approximately 134 South 700 West. The property is zoned GMU (Gateway Mixed Use) and is located within Council District 4, represented by Analia Valdemoros (Staff contact: Caitlyn Miller at (385) 202-4689 or caitlyn.miller@slcgov.com)
- a. **Planned Development** – Planned Development approval is needed due to the proposed building being an increase of size larger than 25% of the existing buildings on site. **Case number PLNPCM2020-00182**
  - b. **Design Review** – Design Review approval is needed due to self-storage facilities in the G-MU Zone being required to undergo this process and the Applicant's request for modifications to the exterior building materials and blank wall requirements. **Case number PLNPCM2020-00399**
  - c. **Special Exception** – Special Exception approval is needed due to the Applicant's request to allow a modified parking arrangement based off of a traffic generation study provided by the Applicant. **Case number PLNPCM2020-00655**

**Decision: Approved with conditions**

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*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.*