

Salt Lake City Planning Commission
Summary of Actions
February 24, 2021 5:30 p.m.
This meeting was held electronically pursuant to the
Salt Lake City Emergency Proclamation

1. **Modifications to Izzy South Design Review at approximately 534 East 2100 South** - A request by Ryan McMullen for Design Review and Special Exception approval to develop a 71-unit mixed use building located at approximately 534 East 2100 South in the Community Business CB zoning district. The applicant received Design Review approval on December 9, 2020 for a building over 15,000 square feet in size and Special Exception approval to allow 3' of additional building height. Since that time, the applicants modified their design to include additional building materials on the south and north facades. In accordance with section 21A.59.080, these types of modifications to the approved Design Review plans require approval from the Planning Commission. The project is located within Council District 7, represented by Amy Fowler (Staff contact: Caitlyn Miller at (385) 315- 8115 or caitlyn.miller@slcgov.com) **Case number: PLNPCM2020-00222**

Action: Approved with conditions

2. **Snelgrove Ice Cream Factory Property MP and Rezone at approximately 850 & 870 East 2100 South** - Mark Isaac, representing Sugarhouse Village, LLC, and General Business Machines, LLC, has submitted applications for a Master Plan Future Land Use Map and Zoning Map amendments for the two parcels located at approximately 850 & 870 E. 2100 South in anticipation of a mixed-use type development (residential and commercial). The applicant is requesting to amend the Future Land Use Map in the Sugar House Master Plan from "Mixed Use-Low Intensity" to "Business District Mixed-Use-Neighborhood Scale" and to change the zoning on the subject property from CC (Corridor Commercial District) to CSHBD2 (Sugar House Business District). The following two petitions are associated with this request:
 - a. **Master Plan Amendment** - The associated future land use map in the Sugar House Community Master Plan currently designates the properties as "Mixed Use – Low Intensity". The petitioner is requesting to amend the future land use map for the parcels to "Business District Mixed-Use – Neighborhood Scale". **Case number PLNPCM2020-00925**
 - b. **Zoning Map Amendment** - The properties are currently zoned CC – Commercial Corridor District. The petitioner is requesting to amend the zoning map designation of the properties to C-SHBD2 – Sugar House Business District. **Case number PLNPCM2020-00906**

The subject project site is located in Council District 7 represented by Amy Fowler (Staff contact: Lex Traugher at (385) 226-9056 or lex.traugher@slcgov.com)

Action: A positive recommendation was forwarded to the City Council

3. **Reilly Planned Development & Preliminary Subdivision Plat at approximately 1159 E 1300 S** - A request by Anthony Reilly, property owner, for approval of a preliminary subdivision plat as a planned development to divide one existing lot into two lots at the above-mentioned address. Planned

development approval is required for reduced lot width (from 50 feet to 46 and 40.25 feet) and a reduced side yard setback on Lot 1 (4 feet to 3 feet). The property is zoned R-1/5,000 (Single-Family Residential) and within Council District 5, represented by Darin Mano. (Staff contact: Amanda Roman at (385) 386-2765 or amanda.roman@slcgov.com) **Case numbers PLNPCM2020-00681 & PLNSUB2020-00683**

Action: Approved with conditions

4. **Conditional Use for an ADU at approximately 1395 E Michigan Avenue** – Prescott Muir, property owner, is requesting Conditional Use approval for an attached Accessory Dwelling Unit (ADU) located in the basement of the existing single-family dwelling at the above-listed address. The applicant is proposing a two-bedroom apartment measuring 963 square feet in size. The property is zoned R-1/5,000 (Single-Family Residential) and is within Council District 6, represented by Dan Dugan. (Staff contact: Amanda Roman at (385) 386-2765 or amanda.roman@slcgov.com) **Case number PLNPCM2020-00944**

Action: Approved with conditions

Disclaimer: A written record of decision for any item where the Commission made a final decision will be created by the staff planner. If you are interested in receiving a copy of the record of decision for any agenda item, please contact the planner listed for that agenda item.

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 25th day of February 2021.
Marlene Rankins, Administrative Secretary