

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

This meeting will be an electronic meeting pursuant to the
Salt Lake City Emergency Proclamation

February 24, 2021 at 5:30 p.m.

(The order of the items may change at the Commission's discretion)

This Meeting will **not** have an anchor location at the City and County Building. Commission Members will connect remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Planning Commission meetings, they are available on the following platforms:

- YouTube: www.youtube.com/slclivemeetings
- SLctv Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; planning.comments@slcgov.com or connect with us on Webex at:

- <http://tiny.cc/slc-pc-02242021>

Instructions for using Webex will be provided on our website at SLC.GOV/Planning

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM

APPROVAL OF MINUTES FOR JANUARY 10, 2021

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

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**
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 Traughber at (385) 226-9056 or lex.traughber@slcgov.com)

- 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**
- 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**

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at slc.gov/planning/public-meetings. 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.