

## **SALT LAKE CITY PLANNING COMMISSION MEETING**

**City & County Building  
451 South State Street, Room 326  
Salt Lake City, Utah 84111  
Wednesday, February 14, 2024**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 p.m. Audio recordings of the Planning Commission meetings are retained for a period of time. These minutes are a summary of the meeting and not a verbatim transcript. A video recording of the meeting is available at <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Planning Commission meeting were: Chair Mike Christensen, Vice-Chair Carlos Santos-Rivera, Commissioners Anaya Gayle, Landon Kraczek, Aimee Burrows, Amy Barry, and Rich Tuttle. Commissioner Bree Scheer and Brian Scott were absent from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager Wayne Mills, Senior City Attorney Katherine Pasker, Principal Planner Rylee Hall, Principal Planner Aaron Barlow, Senior Planner Cassie Younger, Principal Planner Grant Amann, Principal Planner Andy Hulka, and Administrative Assistant David Schupick.

Chair Mike Christensen shared the opening statement.

### **REPORT OF THE CHAIR AND VICE CHAIR**

The Chair had nothing to report.  
The Vice Chair had nothing to report.

### **REPORT OF THE DIRECTOR**

Director Nick Norris had nothing to report.

### **OPEN FORUM**

The Commission had nothing to discuss.

### **OTHER BUSINESS**

The Commission may consider initiating a zoning amendment to modify 21A.36.020.C Allowed Encroachments and 21A.36.020.D Height Encroachments. The purpose of the proposal is to update the table to address zoning administration issues, modify provisions to match building code requirements, eliminate outdated provisions and specifically to allow roof top uses to exceed the maximum height in some zoning districts.

### **MOTION**

**Commissioner Barry stated, "I move that the Commission initiate a zoning text amendment for chapter 21A.36.020, specifically Table 21A.36.020.B and Table 21A.36.020.C and any necessary changes to Title 21A that are related to either table"**

**Commissioner Santos-Rivera seconded the motion. Commissioners Barry, Santos-Rivera, Burrows, Gayle, Tuttle, Christensen, and Kraczek voted "yes". The motion passed unanimously.**

### **CONSENT AGENDA**

- 1. Approval of the Meeting Minutes for January 10, 2024**

2. **Planned Development at approximately 1532 S 900 West** - Santiago Tovar (applicant), representing the property owner, is requesting a Planned Development for modifications needed to subdivide the subject property in order to create a second lot to build a single-family dwelling. Modifications include reduced lot width and reduced front and rear yard setbacks. The property is located in the R-1/7,000 Single Family Residential Zone. There is an existing single-family home on the property the applicant intends to retain. This property is in the R-1/7,000 Single Family Residential Zone. The subject property is within Council District 2, represented by Alejandro Puy. (Staff contact: Rylee Hall at 801-535-6308 or rylee.hall@slcgov.com) **Case Number: PLNPCM2023-00660**
  
3. **Chromeworks Time Extension at approximately 269 W Brooklyn Avenue** - George Hauser, representing the property owner, is requesting a one-year extension for the Chromeworks project that was initially approved by the Planning Commission on December 9th, 2020. The granted Planned Development and Design Review modification allowed for additional building height and balcony encroachments into the required front yard area. The subject is within Council District 5, represented by Darin Mano. (Staff contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com) **Case Number: PLNPCM2020-00610 & PLNPCM2020-00843**
  
4. **Planned Development for Riverside Cottages at approximately 552 N 1500 W** - Bert Holland, representing Hoyt Place Development, LLC, is requesting Planned Development approval for an 18-lot development consisting of detached single-family houses that would be accessed by a private road at the above-listed address. This application is required to allow new lots without street frontage, reduced setbacks, and other necessary modifications to relevant zoning regulations. Currently, the subject site consists of single-family houses with large rear yards. The site is located within Council District 1, represented by Victoria Petro. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2023-00251**

## **PUBLIC HEARING**

Chair Mike Christensen opened the public hearing.

Shawna Peck stated their objection to the Planned Development at approximately 1532 S 900 West. Seeing no one else wished to speak, Chair Mike Christensen closed the public hearing.

## **EXECUTIVE SESSION**

Planning Director Nick Norris addressed the public comment stating that the fire department's review of the plans declared that the development will require appropriate fire access roads, and that the Planning Commission would not have the ability to make modifications to that.

## **MOTION**

**Commissioner Burrows stated, "I motion to approve the consent agenda."**

**Commissioner Kraczek seconded the motion. Commissioners Santos-Rivera, Burrows, Gayle, Tuttle, Christensen, and Kraczek voted "yes". Commissioner Barry voted "yes" to the consent agenda but abstained from the minutes due to being absent for that meeting. The motion passed unanimously.**

## **REGULAR AGENDA**

1. **Parking Text Amendment** - Mayor Mendenhall has initiated a zoning text amendment that would prohibit the demolition of housing to construct or expand standalone commercial parking

lots/structures and the expansion of existing parking lots. This amendment is intended to be part of a package of changes that implements Thriving in Place (TIP). The proposed regulation changes will affect sections 21A.33 and 21A.44 of the zoning ordinance. (Staff contact: Cassie Younger at 801-535-6211 or [cassie.younger@slcgov.com](mailto:cassie.younger@slcgov.com)) **Case Number: PLNPCM2023-00646**

Cassie Younger reviewed the petition as outlined in the staff report.

Commissioner Kraczek and Burrows asked clarifying questions on what the amendment's intent is. Staff stated that the intent of the amendment is to prevent the creation of new standalone parking as a use from displacing housing. Commissioner Kraczek stated that clarifying language in specifying the intent would be helpful.

## **PUBLIC HEARING**

Chair Mike Christensen opened the public hearing.

Cindy Cromer stated their concern for the loss of affordable housing units.

Seeing no one else wished to speak, Chair Mike Christensen closed the public hearing.

## **EXECUTIVE SESSION**

### **MOTION**

**Commissioner Barry stated, "I move that the Commission table this item to give staff more time to add clarifying language on the intent of the amendment."**

**Commissioner Tuttle seconded the motion. Commissioners Kraczek, Burrows, Barry, Tuttle, Santos-Rivera, and Christensen voted "yes". Commissioner Gayle voted "no". The motion passed 6 yes votes and 1 no vote.**

- Zoning Map Amendment at approximately 1050 W 1300 S** - Mayor Mendenhall has initiated a petition to amend the zoning map for city-owned property stated above. The proposal would rezone the property from R-1/5000, Single-Family Residential to RMF-30 Low Density Multi-Family Residential District. The project is within Council District 2, represented by Alejandro Puy. (Staff contact: Rylee Hall at 801-535-6308 or [rylee.hall@slcgov.com](mailto:rylee.hall@slcgov.com)) **Case Number: PLNPCM2023-00609**

Rylee Hall reviewed the petition as outlined in the staff report.

Commissioner Barry asked which agency would be issuing the RFP for the property. Nick Norris stated that the RFP would be put together most likely by the Department of Community and Neighborhoods.

## **PUBLIC HEARING**

Chair Mike Christensen opened the public hearing.

Scott Gosin stated their opposition to the petition.

David Troster stated their opposition to the petition.

Rick Neilson stated their opposition to the petition.

Seeing no one else wished to speak, Chair Mike Christensen closed the public hearing.

## **EXECUTIVE SESSION**

Commissioner Tuttle asked for additional information on the impact of the Riparian Corridor Overlay. Rylee Hall reviewed the impact. Commissioner Christensen asked how many units could be developed with the Riparian Corridor Overlay versus without it. Rylee Hall stated that currently 36 cottage units could be built without and 27 of any other housing type unit with. Commissioner Kraczek asked if it would be possible to maintain the Riparian Corridor Overlay for public use. Rylee Hall stated that it is not part of this application but could be possible. Commissioner Santos-Rivera asked for clarification on why the development of the park was not completed. Rylee Hall elaborated on the history of the CIP application. Commissioner Burrows asked clarifying questions on the zoning with the Riparian Corridor Overlay and deciding on what can be built.

## **MOTION**

**Commissioner Burrows stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation to adopt this zoning map amendment to the City Council.”**

**Commissioner Gayle seconded the motion. Commissioners Kraczek, Burrows, Barry, Gayle, Tuttle, and Christensen voted “yes”. Commissioner Santos-Rivera voted “no”. The motion passed 6 yes votes and 1 no vote.**

- Zoning Text Amendment for Projecting Signs in All Commercial and Mixed-Use Districts** – Salt Lake City is requesting to adopt new zoning regulations in order to allow projecting business signs as an approved sign type in all commercial and mixed-use districts. The proposed regulation changes will affect sections 21A.46 Signs of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition to increase clarity in the Sign ordinance. (Staff contact: Grant Amann at 801-671-8213 or grant.amann@slcgov.com) **Case Number: PLNPCM2023-00996**

Grant Amann reviewed the petition as outlined in the staff report.

## **PUBLIC HEARING**

Chair Mike Christensen opened the public hearing.

Cindy Cromer stated their approval for the petition.

Seeing no one else wished to speak, Chair Mike Christensen closed the public hearing.

## **EXECUTIVE SESSION**

Commissioner Barry stated reasons of approval for the petition.

## **MOTION**

**Commissioner Barry stated, “Based on the information presented and discussed, I move that the Commission recommend that the City Council approve this zoning text amendment proposal.”**

**Commissioner Kraczek seconded the motion. Commissioners Kraczek, Burrows, Barry, Gayle, Tuttle, Santos-Rivera, and Christensen voted “yes”. The motion passed unanimously.**

- TAG SLC Text Amendment** - Natalia Linchenko of TAG SLC is requesting the City adopt new zoning regulations in order to allow for single-family attached dwellings in commercial zones where multi-family dwellings are already permitted; This includes the CB, CS, CC, CG, and CSHBD zones. The proposed regulation changes will affect sections 21A.33.030 of the zoning ordinance. Related

provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Cassie Younger at 801-535-6211 or [cassie.younger@slcgov.com](mailto:cassie.younger@slcgov.com) and Aaron Barlow at 801-535-6182 or [aaron.barlow@slcgov.com](mailto:aaron.barlow@slcgov.com)) **Case Number: PLNPCM2023-00894**

Cassie Younger and Aaron Barlow reviewed the petition as outlined in the staff report. The applicant gave a formal presentation.

Commissioner Burrows asked clarifying questions on financing and developing for single family attached versus condos. Commissioner Kraczek asked questions on potential issues that could reduce density with the development of single family attached. Staff stated that it depends on the zoning, but there are no proposed density requirements for Single Family Attached in these zones. Commissioner Gayle asked for clarification as to who is regulating the common areas of this project versus the management of private areas. The applicant stated that single family attachment developments that they have previously done have still required an HOA. Aaron Barlow stated that it depends on how the lots are subdivided.

## **PUBLIC HEARING**

Chair Mike Christensen opened the public hearing.

Seeing no one wished to speak, Chair Mike Christensen closed the public hearing.

## **EXECUTIVE SESSION**

Commissioner Santos-Rivera stated approval for the design standards for the front doors in the amendment.

Commissioner Barry stated an idea to incorporate a minimum density requirement for a single family attachment development. The Commission discussed options and opinions on the density that could be provided within the different zones.

## **MOTION**

**Commissioner Santos-Rivera stated, “Based on the information presented and discussion, I move that the Commission forward a positive recommendation to adopt this Text Amendment with the modifications recommended by Planning Staff to the City Council.”**

**Commissioner Burrows seconded the motion. Commissioners Kraczek, Burrows, Gayle, Tuttle, Santos-Rivera, and Christensen voted “yes”. Commissioner Barry voted “no”. The motion passed 6 yes votes and 1 no vote.**

**The Commission took a 5-minute break to reconvene at 7:01 PM.**

- 5. Zoning Map Amendment at approximately 333 W 700 S - TAG SLC, representing the property owner, Bestway Investors, LLC, is requesting approval from the City to amend the zoning map for a portion of the property stated above. The property is currently "split-zoned" with the majority of the property zoned CG (General Commercial) and the southeast corner of the property zoned D-2 (Downtown Support). The proposal would rezone the CG portion of the property to D-2. No development plans were submitted with this application. The subject property is within Council District 4, represented by Eva Lopez Chavez. (Staff contact: Andy Hulka at 801-535-6608 or [andy.hulka@slcgov.com](mailto:andy.hulka@slcgov.com)) **Case Number: PLNPCM2023-00923****

Andy Hulka reviewed the petition as outlined in the staff report. The applicant gave a brief overview of their request.

## **PUBLIC HEARING**

Chair Mike Christensen opened the public hearing.

Seeing no one wished to speak, Chair Mike Christensen closed the public hearing.

## **EXECUTIVE SESSION**

### **MOTION**

**Commissioner Santos-Rivera stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation to adopt this Zoning Map Amendment to the City Council.”**

**Commissioner Kraczek seconded the motion. Commissioners Kraczek, Burrows, Barry, Gayle, Tuttle, Santos-Rivera, and Christensen voted “yes”. The motion passed unanimously.**

6. **Zoning Map Amendment at approximately 450 E 700 S** - Salt Lake City has received a request from Trevor Cell, the property owner, to rezone the property address listed above from RMF-35 Moderate Density Multi-Family Residential to RMF-30 Low Density Multi-Family Residential. The stated intent of the proposal is to enable development of the site in its historic configuration, which is not permitted by the RMF-35 Zoning District. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is within Council District 4, represented by Eva Lopez Chavez. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com) **Case Number: PLNPCM2023-00452**

Aaron Barlow reviewed the petition as outlined in the staff report.

Commissioner Barry asked if RMF30 allows for new construction to match what currently exists. Aaron Barlow stated that the setback is the average of the setbacks on the block.

Commissioner Santos-Rivera asked for clarification on the historic configurations. Aaron Barlow elaborated on the historic layout of the site.

## **PUBLIC HEARING**

Chair Mike Christensen opened the public hearing.

Cindy Cromer stated concerns for the petition.

Gregory Roth stated their support for the petition but disapproval of the signage description of the proposal.

Rhianna Riggs stated their support for the petition.

Seeing no one else wished to speak, Chair Mike Christensen closed the public hearing.

## **EXECUTIVE SESSION**

Commissioner Burrows reiterated the concerns stated about postings. Aaron Barlow stated that he has been in conversation with Preservation Utah and is working on improving the process for postings.

Commissioner Barry stated reasons in favor for the project.

### **MOTION**

**Commissioner Barry stated, “Based on the information presented and the discussion, I move that the Commission recommend that the City Council approve this Zoning Map amendment.”**

**Commissioner Gayle seconded the motion. Commissioners Kraczek, Burrows, Barry, Gayle, Tuttle, Santos-Rivera, and Christensen voted “yes”. The motion passed unanimously.**

The meeting adjourned at approximately 7:27 PM.

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division’s website at [slc.gov/planning/public-meetings](http://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.*