

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326**  
**Salt Lake City, Utah 84111**  
**Wednesday, February 8, 2023**

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. For complete commentary and presentation of the meeting, please visit <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Planning Commission meeting were: Chairperson Maurine Bachman, Vice-Chair Mike Christensen, and Commissioners, Amy Barry, Aimee Burrows, Andres Paredes, Levi de Oliveira, Rich Tuttle, Jon Lee, Andra Ghent, Anaya Gayle, and Brenda Scheer.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager Wayne Mills, Senior City Attorney Paul Nielson, Principal Planner Diana Martinez, Senior Planner Nannette Larsen, Principal Planner Katilynn Harris, Principal Planner Meagan Booth, Senior Planner Eric Daems, and Administrative Assistant David Schupick.

**REPORT OF THE CHAIR AND VICE CHAIR**

The Chair stated that she had nothing to report.

The Vice-Chair stated that he had nothing to report.

**REPORT OF THE DIRECTOR**

Planning Director Nick Norris gave an updates on briefings brought forward to City Council.

**PLANNING COMMISSION DISCUSSION**

The Planning Commission stated that they had nothing to discuss.

**CONSENT AGENDA**

**TIME EXTENSION REQUEST - Chromeworks Planned Development & Design Review** - George Hauser with SMH Builders submitted a letter to request an additional one-year extension for the Chromeworks project that was approved by the Planning Commission on December 9th, 2020. The approved Planned Development & Design Review modification consisted of additional building height and balcony encroachment into the required front yard area. The project consists of 234 multi-family residential units located at approximately 269, 259, and 255 West Brooklyn Avenue. The subject property is zoned CG (General Commercial) and is located in Council District 5 represented by Darin Mano (Staff contact: Nan Larsen at (801)535-7645 or [Nannette.larsen@slcgov.com](mailto:Nannette.larsen@slcgov.com)) **Case Numbers PLNPCM2020-00610 & PLCPCM2020-00843**

**TIME EXTENSION REQUEST - Glendale Townhomes Planned Development** - Pierre Langue of Axis Architects submitted a letter to request a one-year extension for the Glendale Townhomes project that was approved by the Planning Commission on February 23rd, 2022. The project consists of 8 buildings with a total of 57 townhomes, 24 of which include a live/work option. The buildings will be three stories tall with internal garages for each unit. The project received Planned Development approval as four of the buildings do not have frontage on a public street. The property is at 1179 S. Navajo Street and is zoned CB (Community Business). The subject property is within Council District #2, represented by

Alejandro Puy. (Staff contact: Eric Daems at 801-535-7236 or eric.daems@slcgov.com) **Case number PLNPCM2021-00378**

## **APPROVAL OF THE RETREAT MINUTES FOR JANUARY 18, 2023**

## **APPROVAL OF THE MINUTES FOR JANUARY 25, 2023**

**A motion to pass all items on the consent agenda was proposed by Commissioner Brenda Sheer. Vice-Chairperson Mike Christensen seconded the motion.**

**Vice-Chair Mike Christensen, and Commissioners, Amy Barry, Aimee Burrows, Andres Paredes, Levi de Oliveira, Rich Tuttle, Jon Lee, Anaya Gayle, Brenda Scheer, and Chairperson Maurine Bachman voted “yes.”**

**Commissioner Andra Ghent abstained because of absence.**

**The motion passed, 10 “yes,” and one abstention.**

## **PUBLIC HEARINGS**

**Zoning Text Amendment related to Pole Signs on School Properties** - Paul Schulte with the Salt Lake City School District has requested a Zoning Ordinance text amendment to allow freestanding pole signs on public and private school properties. Public and private schools are located in various zoning districts and not all of the zoning districts where schools are located allow freestanding pole signs. The signs are used to provide information to the community on events occurring at the school. The proposal would amend sections of Chapter 21A.46 of the Zoning Ordinance. (Staff contact: Meagan Booth at meagan.booth@slcgov.com or 801-535-7213) **Case Number PLNPCM2021-00190**

Principal Planner Meagan Booth reviewed the staff report.

Commissioner Amy Barry asked for clarification on what multiple sign panels means. Meagan Booth explained that it is referring to the amount of signs on the pole, either one, two, or three. Commissioner Scheer asked if animated signs would be under the same regulations. Senior City Attorney Paul Nielson stated that they would not be allowed to have animations and there are requirements for how long text must remain still. Commissioner Jon Lee asked if there are any regulations on the brightness of the signs. Meagan Booth stated that they would need to comply with the general construction standards. Commissioner Brenda Scheer asked why allow pole signs instead of monument signs. Planning Manager Wayne Mills stated that monument signs are already allowed in many zoning districts. He elaborated on how this proposal is just for school districts and to address signs that are already in place. Commissioner Rich Tuttle explained concerns for how neighbors might be affected by nearby signs. Planning Director Nick Norris elaborated on options for implement requirements to reduce the impact of the signs.

## **PUBLIC COMMENT**

Chairperson Maurine Bachman opened the public hearing.

Seeing no one wished to speak, Chairperson Maurine Bachman closed the public hearing.

## **MOTION**

Commissioner Andra Ghent stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council approve this proposal for a Zoning Text Amendment.”

Commissioner Levi de Oliveira seconded the motion.

Vice-Chair Mike Christensen, and Commissioners, Amy Barry, Andres Paredes, Levi de Oliveira, Rich Tuttle, Jon Lee, Andra Ghent, Anaya Gayle, and Chairperson Maurine Bachman voted “yes.” Commissioners Brenda Scheer and Aimee Burrows voted “no.” The motion passed.

**Zoning Map Amendment at Approximately 792 W 900 S** - Cameron Broadbent, the property owner, has submitted an application to amend the Zoning Map for two separate vacant parcels located at 792 W 900 S and 875 S 800 W. The requested Zoning Map amendment would rezone the property from M-1 (Light Manufacturing) to R-MU (Residential/Mixed Use). The requested amendment would allow for residential uses not permitted under the existing zoning district. The subject properties are located within Council District 2, represented by Alejandro Puy. (Staff contact: Katilynn Harris at 801-535-6179 or [katilynn.harris@slcgov.com](mailto:katilynn.harris@slcgov.com)) **Case Number PLNPCM2022-00587**

Principal Planner Katilynn Harris reviewed the staff report.

The applicant Cameron Broadbent stated that he plans to build two fourplexes on his property. To demonstrate good faith, he stated that he has placed a deed restriction on his own property to limit the maximum height to 35 feet. He shared a visual of the neighboring properties and elaborated on how his anticipated projects would align with the master plan.

Commissioner Amy Barry asked for which zoning districts would allow fourplexes. Katilynn Harris explained the different zoning districts that would allow. Commissioner Amy Barry asked the applicant if they were willing to consider one of the other zoning districts. The applicant Cameron Broadbent said that the restrictions of the zones would not work with the use they were wanting to move forward with. Commissioner Andra Ghent asked if there were any possibility of a development agreement. Planning Director Nick Norris stated that development agreements are usually used as a restriction on development requested by city council. Commissioner Anaya Gayle asked if the single-family homes were built before the rezone. Katilynn Harris stated yes, they were already built there. Commissioner Anaya Gayle elaborated on the deed restriction and how it will not hold as much merit. Commissioner Brenda Scheer asked for the size of the lots. Cameron Broadbent explained the size of the lots are 0.05 acres each, 0.1 acres together.

## **PUBLIC COMMENT**

Chairperson Maurine Bachman opened the public hearing.

Seeing no one wished to speak, Chairperson Maurine Bachman closed the public hearing.

Commissioner Brenda Scheer stated that due to the size of the lot, the options of what can be built are limited. Commissioner Andra Ghent stated that this could be a good option to implement density. Commissioner Anaya Gayle stated concerns for lack of required standards being met. Commissioner Jon Lee stated options for making changes that would and density that make sense and help the city.

## **MOTION**

**Commissioner Anaya Gayle stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council deny this zoning map amendment proposal based on information we have discussed this meeting.”**

**Commissioner Aimee Burrows seconded the motion.**

**Commissioners Amy Barry, Aimee Burrows, Anaya Gayle, and Chairperson Maurine Bachman voted “yes.” Vice-Chair Mike Christensen and Commissioners Rich Tuttle, Jon Lee, Andra Ghent, Brenda Scheer, Andres Paredes, Levi de Oliveira voted “no.” The motion did not pass.**

**Commissioner Andra Ghent stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council approve this zoning map amendment proposal. For the following reasons, it improves the density with minimal neighborhood complaints which meets Salt Lakes goal of a variety of housing types and improving our air quality.”**

**Commissioner Brenda Scheer seconded the motion.**

**Vice-Chair Mike Christensen, and Commissioners Levi de Oliveira, Rich Tuttle, Jon Lee, Andra Ghent, and Brenda Scheer voted “yes.” Commissioners Amy Barry, Aimee Burrows, Andres Paredes, Anaya Gayle, and Chairperson Maurine Bachman voted “no.” The motion passes.**

**Alley Vacation at Approximately 2167 S 800 E** - Denise Vance, the property owner of 815 E. Wilmington Avenue, is requesting an alley vacation for a 7.3-foot by 156.75-foot portion of the alley that runs west to east within the block north of Wilmington Avenue. The alley is located between 800 East and 900 East. The property abutting this alley is zoned R-1/5,000 (Single-Family Residential District) and is located within Council District 7, represented by Amy Fowler. (Staff contact: Diana Martinez at 801-535-7215 or [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)) **Case Number PLNPCM2022-00802**

Principal Planner Diana Martinez reviewed the staff report.

Commissioner Andra Ghent asked for clarification on why the property has not been subject to adverse possession. Senior City Attorney Paul Nielson stated that you cannot adversely possess government property. The Commission asked clarifying questions on the current state of the site.

## **PUBLIC COMMENT**

Chairperson Maurine Bachman opened the public hearing.

Planning Manager Wayne Mills read into the record a letter from the Sugarhouse Community Council stating their approval for the proposal.

Rusty Ballow stated their approval for the proposal.

Seeing no one else wished to speak, Chairperson Maurine Bachman closed the public hearing.

Commissioner Aimee Burrows stated interest in not vacating the alley. Commissioner Andra Ghent asked why a midblock walkway is not being considered. Diana Martinez stated that its use has been for parking for multiple years, as well as there are many alternative routes already available. Commissioner Brenda Scheer stated concerns that closing the ally will only create another dead end that will result in more issues. Commissioner Amy Barry stated dislike for vacating alleys, however with this particular site it would make sense due to its lack of realistic usability.

## **MOTION**

Commissioner Amy Barry stated, “Based on the information presented and discussion, I move that the Commission recommend that the City Council approve this application with the condition listed in the staff report.”

Vice-Chair Mike Christensen seconded the motion.

Vice-Chair Mike Christensen, and Commissioners, Amy Barry, Andres Paredes, Levi de Oliveira, Rich Tuttle, Jon Lee, Andra Ghent, Anaya Gayle, Brenda Scheer, and Chairperson Maurine Bachman voted “yes.” Commissioner Aimee Burrows voted “no.” The motion passes.

## **WORK SESSION**

**Planning Commission Annual Report** - The planning commission will receive a briefing on the 2022 annual report, which provides the commission with a summary of the activity from 2022.

Planning Director Nick Norris reviewed the Annual Report and answered clarifying questions from the Planning Commission.

The meeting adjourned at approximately 7:40 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.*