

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326**  
**Salt Lake City, Utah 84111**  
**Wednesday, January 24, 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, Commissioners Anaya Gayle, Landon Kraczek, Brian Scott, Aimee Burrows, Bree Scheer, Amy Barry, and Rich Tuttle. Vice-Chair Carlos Santos-Rivera was absent from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager John Anderson, Senior City Attorney Katherine Pasker, Principal Planner Aaron Barlow, Principal Planner Michael McNamee, Senior Planner Sara Javoronok, Senior Planner Diana Martinez, Principal Planner Brooke Olson, Acting Building Official Troy Anderson, Civil Enforcement Manager Antonio Padilla, Inspections Manager Bauen Pond, and Administrative Assistant Aubrey Clark.

Chair Mike Christensen shared the opening statement.

**APPROVAL OF THE MEETING MINUTES FOR DECEMBER 13, 2023**

**Commissioner Anaya Gayle motion to approve the meeting minutes. Commissioner Scheer seconded the motion. Commissioner Kraczek, Scott, Tuttle, Scheer, Gayle, and Chair Christensen voted “yes”. Commissioner Burrow and Barry abstained. The motion passed.**

**REPORT OF THE CHAIR AND VICE CHAIR**

The Chair had nothing to report.

**REPORT OF THE DIRECTOR**

Director Nick Norris reported that there will be a Commission Retreat on the first March Planning Commission meeting that will cover meeting and agenda length and other concerns and issues that the commission has had over the last year.

**OPEN FORUM**

Chair Christensen called for a motion to move the last two items on the Regular Agenda to the beginning of the agenda. The commission voted and the motion passed.

**REGULAR AGENDA**

1. **MU-8 Sign Regulations Text Amendment** – Mayor Erin Mendenhall has initiated a petition to amend sections of the Salt Lake City Zoning Ordinance relating to the proposed MU-8 Form Based Mixed Use Subdistrict 8. Specifically, amendments to chapter 21A.46 Signs, which addresses sign regulations in each zoning district. The proposed amendments are intended to establish sign regulations for the proposed MU-8 zoning district. (Staff Contact: Brooke Olson at 801-535-7118 or [brooke.olson@slcgov.com](mailto:brooke.olson@slcgov.com)) **Case Number: PLNPCM2023-00959**

Principal Planner Brooke Olson reviewed the petition as outlined in the staff report. She stated that staff recommends forwarding a recommendation of approval to City Council.

Commissioner Scheer asked whether the amendment would affect other mixed-use zoning districts. Brooke Olson answered that it would only apply to the MU-8 subdistrict.

## **PUBLIC HEARING**

Chair Christensen opened the public hearing.

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

## **EXECUTIVE SESSION**

The Commission had no further discussion.

## **MOTION**

**Commissioner Anaya Gayle stated, “Based on the information presented and discussion, I move that the Commission forward a recommendation to adopt these zoning text amendments to the City Council.” Commissioner Kraczek seconded the motion.**

**Commissioners Kraczek, Burrows, Barry, Gayle, Tuttle, Scott, Scheer, and Chair Christensen voted “yes”. The motion passed unanimously.**

2. **Building Code Administration and Enforcement Text Amendment** - Salt Lake City Council has requested to amend Title 18, specifically updating regulations related to the administration of building codes. The proposed amendment updates references to state adopted code, modify building code enforcement appeal process, add and increase building enforcement fines and penalties to match zoning enforcement and cost of operations. The proposed changes will affect Chapters 18.24, 18.48 and 18.50 and related provisions of Title 18-Buildings and Construction. (Staff Contact: Craig Weinheimer at 801-535-6682 or [craig.weinheimer@slcgov.com](mailto:craig.weinheimer@slcgov.com)) **Case number PLNPCM2023-00868**

The Building Services management team Troy Anderson, Antonio Padilla, Craig Weinheimer, and Beauen Pond, and Senior City Attorney Katherine Pasker reviewed the proposal.

The Commission and Staff discuss the proposal.

## **PUBLIC HEARING**

Chair Christensen opened the public hearing.

Seeing that no one wished to speak, the chair closed the public hearing.

## **EXECUTIVE SESSION**

The Commission had no further discussion.

## **MOTION**

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

**Commissioners Kraczek, Burrows, Barry, Gayle, Tuttle, Scott, Scheer, and Chair Christensen voted “yes”. The motion passed unanimously.**

3. **Capitol Park Cottages Planned Development and Preliminary Subdivision Plat at Approximately 675 N F Street** - Peter Gamvroulas, representing Ivory Development, LLC, is requesting approval from the City to develop a 21-unit development consisting of a mix of single-family and two-family houses served by a proposed private street at the above listed address. Currently, the subject property consists of undeveloped open space.

**A. Planned Development:** Planned Development approval is required to allow new lots without street frontage, reduced setbacks, and other necessary modifications to relevant zoning regulations. **Case Number: PLNPCM2021-00656**

**B. Preliminary Subdivision Plat:** Preliminary Plat approval is also required prior to the establishment of the Capitol Park Cottages Subdivision and its associated lots as proposed by the Planned Development application. **Case Number: PLNSUB2021-01175**

The subject property is located within Council District 3, represented by Chris Wharton. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com)

Principal Planner Aaron Barlow reviewed the petition as outlined in the staff report. He stated that staff recommends approval with the conditions listed in the staff report.

The applicants Chris Gamvroulas, Eric Osth, and Peter Gamvroulas reviewed their proposal.

The Commission, Staff and Applicants discussed the proposal.

## **PUBLIC HEARING**

Chair Christensen opened the public hearing.

Jim Jenkin – Chair of Fairer Avenues Community Council – Shared poll results that show the community is opposed to the proposal.

Peter Wright – Preserve our Avenues Coalition – Opposed to the petition.

Craig Smith – Opposed to the petition.

Alan Hayes – Wants the proposal to be less congested and more livable.

Scott Young – Opposed to the petition.

Paul McKinnon – Opposed to the petition.

Joel Ditton – Opposed to the petition.

Larry Perkins – Opposed to the petition.

Gary Krinedon – Opposed to the petition.

Cindy Van Claverin – Opposed to the petition.

Jenene Gwagar – Opposed to the petition.

Don Warmbier – Opposed to the petition.

Lon Jenkins – Opposed to the petition.

Jan McKinnon – Opposed to the petition.

Judy Danker – Opposed to the petition.

Janie Mathis – Opposed to the petition.

Brooklyn Lindsay – In favor of the petition.

Chris Nelson – In favor of greater density in the city.

Bruce Johnson – Opposed to the petition.

Kent Fairbanks – Opposed to the petition.

Gifford Betts – In favor of the petition.

Email from Turner Bitton – In favor of the petition.

Email from M Lisa Larriva – Opposed to the petition.

Seeing that no one else wished the Chair closed the public hearing.

The commission and staff discussed the types of housing available in the neighborhood.

The applicants provided rebuttal to some of the comments provided by the public.

## **EXECUTIVE SESSION**

The Commission and applicants discussed how the ADU's would be implemented. They also discussed the trails and open space and whether an easement should be put in place. Staff clarified that the development agreement covers that topic.

The commission discussed Planned Development standards and needing varying housing types.

## **MOTION**

**Commissioner Scheer stated, "Regarding Planned Development PLNPCM2021-00656 Based on the information presented and the discussion, I move that the commission approve this Planned Development application as recommended by staff, with the conditions listed in the staff report." Commissioner Barry seconded the motion.**

**Commissioner Burrows offered a substitute motion to table. There was no second to that motion. The motion failed.**

**Returning to the motion from Commissioner Scheer a vote was taken. Commissioners Kraczek, Burrows, Barry, Gayle, Scott, Scheer, and Chair Christensen voted "yes". Commissioner Tuttle voted no. The motion passed 7 to one.**

**Commissioner Gayle stated, "Regarding PLNSUB2021-01175 Based on the information presented and the discussion, I move that the commission approve the Preliminary Subdivision Plat coinciding with staff's recommendations but with the following modifications: That the City and Ivory Homes enter into an agreement delineating the scope and purposed of the public use of the walkway and open space, as well as delineating maintenance responsibilities and liability related to the same." Commissioner Scheer seconded the motion.**

**Commissioner Gayle, Barry, Burrows, Kraczek, Scheer, Scott, and Chair Christensen voted "yes". Commissioner Tuttle voted "no". The motion passed 7 to one.**

A ten minute break was called for. The meeting reconvened at 8:18 PM.

- 4. The Chicago Rooftop Patio Planned Development at Approximately 27-45 N Chicago Street - Derek Christensen, representing the property owner, is requesting Planned Development approval for five additional feet of building height to add an occupiable roof to the top of a proposed 120-unit, six-story apartment building at the above-listed addresses. Total height will be 65 feet. The subject property is within Council District 2, represented by Alejandro Puy. (Staff contact: Michael McNamee at 801-535-7226 or michael.mcnamee@slcgov.com) **Case Number: PLNPCM2023-00791****

Principal Planner Michael McNamee reviewed the petition as outlined in the staff report. He stated that staff recommends approval of the petition.

The applicant Derek Christensen shared a presentation of the project.

## **PUBLIC HEARING**

The Chair opened the public hearing.

Seeing that no one wished to speak, the chair closed the public hearing.

## EXECUTIVE SESSION

Commissioner Barry, the applicant, and staff discussed the parapet wall.

## MOTION

**Commissioner Barry stated, “Based on the information presented and the discussion, I move the Commission approve this Planned Development as recommended by staff.” Commissioner Scheer seconded the motion.**

**Commissioners Tuttle, Scott, Scheer, Gyle, Barry, Burrows, Kraczek, and Chair Christensen voted “yes”. The motion passed.**

5. **Liberty Corner Design Review at Approximately 1265 S 300 West** - Chris Zarek of Cowboy Partners is requesting Design Review approval for Liberty Corner, a proposed multifamily residential building at the above-listed address. The site consists of six parcels totaling approximately 89,305 sq. ft./2.05 acres. Design Review approval is requested for additional building height up to a maximum of 85 feet and an increase in the maximum front yard setback on 1300 South to a maximum of 16 feet. The subject property is in the CG (General Commercial) zoning district. The proposed building is 7 stories tall and includes 200 two- to four-bedroom units (with average rents at 60% area median income, serving families ranging from 25% to 80% area median income), 269 parking spaces, and a first-floor daycare. The 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: PLNPCM2023-00952**

Senior Planning Sara Javoronok reviewed the petition as outlined in the staff report. She stated that staff recommends approval of the petition with the conditions listed in the staff report.

The applicant Chris Zarek shared a review of the project.

The commission and the applicant discussed the project including the sidewalk and vegetation space, and the number of elevators and entries.

## PUBLIC HEARING

Chair Christensen opened the public hearing.

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

## EXECUTIVE SESSION

The Commission, staff, and the applicant discussed green space, sidewalks and making the pedestrian experience more welcoming.

## MOTION

**Commissioner Gayle stated, “Based in the in formation presented and discussion, I move that the commission approve this Design Review application as recommended by staff.” Commissioner Scott seconded the motion.**

**Commissioners Kraczek, Scott, Gayle, Barry, Scheer, Burrows, Tuttle, and Chair Christensen voted “yes”. The motion passed.**

6. **Rowland Hall - St. Mark's Design Review at Approximately 1481 E. Sunnyside Avenue** - Doug Speckhard, representing Rowland Hall-St. Mark's School, is requesting approval for a building height increase to 60' under the Design Review process to build a Middle and Upper School building on the northern portion of their property. The northern part of the property is zoned "I" (Institutional) District; this is where the development is proposed. The southern part of the property, along Sunnyside Avenue, is zoned OS (Open Space) and will remain as is. The subject property is within Council District 6, represented by Dan Dugan. (Staff Contact: Diana Martinez at 801-535-7215 or [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)) **Case Number: PLNPCM2023-00836**

Senior Planner Diana Martinez reviewed the petition as outlined in the staff report. She stated that staff recommends approval of the petition.

The applicants Mick Gee and Doug Speckhard reviewed the details of their petition.

### **PUBLIC HEARING**

Chair Christensen opened the public hearing.

Jan Hemming – Yalecrest Community Council – In favor of the petition. They have concerns regarding traffic safety.

Mary O'Connell - In favor of the petition. Has traffic safety concerns.

Email from Brittany Young – Opposed to the request.

Email from Daniel Thomas - Opposed to the request.

Seeing that no one else wished to speak the Chair closed the public hearing.

### **EXECUTIVE SESSION**

The Commission, staff, and the applicant discussed traffic concerns and parking.

### **MOTION**

**Commissioner Barry stated, “Based on the information presented and the input received, I move that the commission approve this Design Review as recommended by staff.”**

**Commissioner Kraczek seconded the motion.**

**Commissioners Tuttle, Scott, Scheer, Gayle, Barry, Burrows, Kraczek, and Chair Christensen voted “yes”. The motion passed.**

The meeting adjourned at approximately 9:48 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.*