

**SALT LAKE CITY PLANNING COMMISSION MEETING**  
**City & County Building**  
**451 South State Street, Room 326**  
**Salt Lake City, Utah 84111**  
**Wednesday, August 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 Aimee Burrows, Commissioners Bree Scheer, Amy Barry, Anaya Gayle, and Brian Scott. Commissioner Landon Kraczek was absent from the meeting.

Staff members present at the meeting were: Deputy Director Michaela Oktay, Planning Manager Kelsey Lindquist, Planning Manager Amy Thompson, Senior City Attorney Katherine Pasker, Principal Planner Grant Amann, Principal Planner Olivia Cvetko, and Administrative Assistant Aubrey Clark.

Chair Mike Christensen shared the opening statement.

**REPORT OF THE CHAIR AND VICE CHAIR**

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

**REPORT OF THE DIRECTOR**

Deputy Director Michaela Oktay reported that Rich Tuttle has resigned from the Planning Commission. She stated that Planning will be recruiting commissioners for District 2 and District 3. She also reported that there was a briefing to City Council regarding the SEG proposal. Senior City Attorney Katherine Pasker discussed development agreements and how it would apply to the SEG proposal as a small training session for the Commission. Commissioner Scheer asked whether training would be provided to City Council regarding development agreements. Michaela Oktay responded that she believes that City Council is aware of the nuances of development agreements.

**OPEN FORUM**

No one wished to speak.

**CONSENT AGENDA**

1. **Planned Development Major Modifications for Regency on 9th at Approximately 1580 S 900 W (Public Hearing)** - Keystone Construction, owner of the "Regency on 9th" Townhome project, is seeking a Major Modifications to the Planned Development. The project at the above-stated address was previously known as "TAG 900W" and was heard on the December 14, 2022, Planning Commission meeting. The applicant is requesting modifications to replace the ground floor façade with a brick masonry façade on the two buildings that face 900 West. The result will be 20% of the total façade, reducing the amount of approved Hardie Board on these two structures. The applicant is also requesting to add an estimated 5% more Hardie Board to the second floor elevations, reducing the amount of visible stucco. The project is within Council District 4, represented by Ana Valdemoros. (Staff contact: Grant Amann at 801-535-6171 or [grant.amann@slcgov.com](mailto:grant.amann@slcgov.com)) **Case Number: PLNPCM2022-00426**
2. **APPROVAL OF THE MEETING MINUTES FOR JUNE 12 AND 26 AND JULY 10, 2024**

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

**Commissioner Burrows motioned to approve the Consent Agenda. Commissioner Scheer seconded the motion.**

Commissioner	Vote	Notes
Scott	Yes	Abstained from 06.26.24 and 07.10.24 minutes.
Barry	Yes	Abstained from 06.12.24 minutes.
Scheer	Yes	
Burrows	Yes	Abstained 06.26.24 and 07.10.24 minutes.
Christensen	Yes	
Gayle	Yes	Abstained from 06.12.24 and 06.26.24 minutes.

The motion passed.

### **REGULAR AGENDA**

- 1. Rezone at Approximately 238 S Concord St and 1255 W Pierpont Ave - Anthony Wright, the property owner, is requesting approval for a Zoning Map Amendment at the above-stated addresses from R-1/5,000 (Single Family Residential) to RMF-30 (Low Density Multifamily Residential). The applicant has stated that they intend to build family sized housing units on individual lots. The property at 238 S Concord St has a single family home and 1255 W Pierpont is vacant. The subject properties are within Council District 2, represented by Alejandro Puy. (Staff Contact: Olivia Cvetko at 801-535-7285 or Olivia.Cvetko@slcgov.com) **Case Number: PLNPCM2024-00389****

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

The applicant Anthony Wright shared a presentation. He reviewed the topography and background of the property and reviewed what the basis of the request.

Commissioner Scheer pointed out that there was one letter opposed to the petition in the staff report.

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

Commissioner Burrows asked if the existing structure could be demolished without a plan for replacement. Staff stated that it could be demolished.

### **MOTION**

**Commissioner Scheer 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 Barry seconded the motion. Commissioners Scheer, Scott, Gayle, Barry, Burrows, and Chair Christensen voted yes. The motion passed.**

### **BRIEFING**

1. **Zoning Consolidation Project** - The Planning Commission will be briefed on the proposal to consolidate the existing mixed use and commercial zones into new “MU” zones. This briefing will include a review of land uses/land use tables associated with the consolidation as well as a follow up to the previous briefing regarding parking. (Contact or Comment: [MUconsolidation@slcgov.com](mailto:MUconsolidation@slcgov.com))  
**Case Number: PLNPCM2024-00707**

Principal Planner Grant Amann reviewed the land use tables.

Planning Manager Kelsey Lindquist reviewed the changes to the land use table that will create new nonconforming uses in the proposed consolidated districts. Staff and the Commissioners discussed the proposed changes.

Planning Manager Amy Thompson followed up on the July 31, 2024 briefing regarding parking. She reviewed Chapter 21A.44, Off-street parking, proposed changes within the MU zoning consolidation. Staff and the commission discussed drive thru standards, stacking, and parking context. They also discussed bicycle parking and adaptive reuse.

The meeting adjourned at approximately 7:10 PM.

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