SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111
Wednesday, January 22, 2025

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 www.youtube.com/slclivemeetings

Present for the Planning Commission meeting were: Chair Aimee Burrows, Vice Chair Landon Kraczek, Commissioners Brian Scott, Amy Barry, Mike Christensen, and Bree Scheer. Commissioner McCall Christensen was absent from the meeting.

Staff members present at the meeting were: Planning Director Nick Norris, Planning Manager Krissy Gilmore, Senior City Attorney Katherine Pasker, Principal Planner Alicia Seeley, Principal Planner Jason Berntson, and Administrative Assistant Bonnie Whaley.

REPORT OF THE CHAIR AND VICE CHAIR

Chair and Vice Chair had nothing to report.

REPORT OF THE DIRECTOR

Director Nick Norris gave the commission an update of text amendments initiated and City council initiations : (RMF 35/45), City Council initiated fence height – M-1 Zone fence height at front set back, Text amendment provisions related to downtown parking garages, adaptive reuse ordinance, public utility infrastructure exempt from zoning, City Council adopted Gas station regulations on 1/21/2025, legislative session and land use bills that have been presented.

APPROVAL OF THE MEETING MINUTES October 23, 2024 and Nov 13, 2024

Commissioner Christensen motioned to approve minutes. Commissioner Kraczek seconded

Vote:

- Yes: Commissioner Barry, Commissioner Scheer, Commissioner Christensen, Commissioner Kraczek, and Commissioner Burrows
- No:

The motion passed.

OPEN FORUM

Commissioner Barry would like to initiate a petition for standards of Alley Vacation.
Commissioner Scheer would like to discuss potential to build in alley ways.
Commissioner Scheer discussed generic items being presented and not pertaining to the item on the Agenda. Get direction when these items are allowed to be discussed on items.

CONSENT AGENDA

1. **Conditional Use for New Accessory Building at Church of the Nazarene at approximately 1099 W 800 S (Public Hearing)** – Jarod Hall, representing the applicant, is requesting approval for a Conditional Use for a new accessory building that will expand the existing Church of the Nazarene. The proposed Central Compassion Center will be used to transition existing community service

elements and storage into a new space. The new building will also have a multipurpose room that is proposed to be used as needed for church services and activities. The subject property is zoned R-1/5000 (Single-Family Residential) and is located within Council District 2, represented by Alejandro Puy. (Staff Contact: Jason Berntson at 801-535-6247 or jason.berntson@slc.gov) **Case Number: PLNPCM2024-01189**

The chair opened the public hearing, The chair closed the public comment period.

Commissioner Kraczek motioned to approve the consent agenda. Commissioner Scott seconded.

Vote:

- Yes: Commissioner Barry, Commissioner Scheer, Commissioner Christensen, Commissioner Kraczek, and Commissioner Burrows
- No:

The motion passed.

REGULAR AGENDA

2. **AMENDED - Rezone at Approximately 128 N N St -** John Van Tright, representing the property owner, is requesting approval to amend the zoning from SR-1A (Special Development Pattern Residential) to RMF-30 (Low Density Multi-Family Residential) at the above stated address. The amendment would allow three new residential units by demolishing the existing garages and building three units with attached garages, as well as two free-standing carports. The historic fourplex residential building, also located on the property, would not be altered and no tenants would be displaced. Consideration may be given to rezoning the property to another zoning district with similar characteristics. The subject property is located in the Avenues Local Historic District, . within Council District 3, represented by Chris Wharton. (Staff contact: Alicia Seeley at 801-535-7922 or alicia.seeley@slc.gov) **Case Number: PLNPCM2024-01079**

   Principal Planner Alicia Seeley reviewed the petition as outlined in the staff report. She stated that Staff is recommending approval of the project.

   Kenton Peters, Architect, presented information about the design and the required changes that would need to be made if the rezone was approved.

   Commissioners and staff discussed parking requirements, building preservation incentives, and RMF-30 restrictions.

   Public Hearing

   The Chair opened the public hearing, and the following comments were made:

   - Jim Jenkin: Greater Avenues Community Council presented concerns about parking and how construction will affect the residents.
   - Cindy Cromer: discussed the “piece mill approach” of the zoning around the area and cost and value of this project.
   - Deann Williams: presented concerns about the construction, question about two bedroom units and occupancy, parking
   - Email Comment: David Shum supports the project and providing homes in the neighborhood

   After confirming no additional speakers, the Chair closed the public hearing.

Applicant Rebuttal
Kenton Peters addressed concerns about the unit sizes, parking, and construction concerns to the neighbors.

Executive Session
The Commissioners and staff discussed:

- Development agreement and the preservation incentive available.
- Clarified unit size allowed within RMF-30 zones
- Community benefits provided

Motion:
Commissioner Mike Christensen motioned "Based on the information presented and discussion, I move that the Commission forward a recommendation of approval of this Zoning Map Amendment application to the City Council with the following condition:

1. That City Council enter into a development agreement to ensure the agreed upon public benefit, which is that each of the newly built units provides a minimum of two bedrooms, is provided prior to a certificate of occupancy being issued for any building within the future development.

Commissioner Scott seconded the motion.

Vote:

- Yes: Commissioner Barry, Commissioner Scheer, Commissioner Christensen, Commissioner Kraczek, and Commissioner Burrows
- No:

The motion passed.

Chair called a recess.
Reconvened at 7:00.

WORK SESSION:

3. **Planned Unit Development Research** - The Salt Lake City Planning Commission requested a work session and information on Planned Unit Developments and the potential to create such a process. This work session will discuss what Planned Unit Developments are and how they compare to Salt Lake City's existing Planned Development process. In addition, potential changes to the Planned Development process will be discussed. (Staff Contact: Krissy Gilmore at 801-525-7780 or Kristina.Gilmore@slc.gov)

   Commission and staff discussed the merits of having a Planned Development vs a Planned Unit Development and other types of zoning that this affects. They discussed street layout, open space, zoning, objectives for a large project.

OTHER BUSINESS:

Commissioner Burrows asked for updates on the Avenues Master Plan.

Director Nick Norris stated the Avenues, Capitol Hill, and other plans are being looked at and updated.

The meeting adjourned at approximately 7:26 PM.

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.